



| Energy Efficiency Rating | |
|--|--|
| Very energy efficient - lower running costs | Very energy efficient - higher running costs |
| <p>A (92 kWh)</p> <p>B (81 kWh)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (38-54)</p> <p>F (21-30)</p> <p>G (1-20)</p> | <p>84</p> <p>53</p> |
| Current | Potential |
| EU Directive 2002/91/EC England & Wales | |

| Environmental impact (CO ₂) Rating | |
|--|----------|
| Country | Forecast |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales



alan hawkins

PROPERTY SALES & LETTINGS



43 Pitchens End, Broad Hinton, SN4 9PR

43 Pitches End, Broad Hinton, SN4 9PR

Offers in excess of £295,000

A charming two bedroom DETACHED bungalow situated in a small village mews located in the popular downland village of Broad Hinton. Offered with 'No Onward Chain', this particular property comprises an entrance porch and hallway, spacious lounge/dining room, conservatory, two bedrooms and wetroom. Added benefits include a garage with parking to the front whilst to the outside is a maintenance free walled garden to the side. Further attributes include uPVC double glazing modern replacement electric heating.

Broad Hinton is situated at the foot of the Marlborough Downs in an area of Outstanding And Natural Beauty, amenities include a village public house and church, with an array of amenities in nearby Royal Wootton Bassett and Wroughton. To arrange a viewing, contact Alan hawkins Property Sales on 01793 840222.

- 2 Bedroom Detached Bungalow
- Village Mews Location
- Conservatory
- Garage + Parking
- Modern electric Heating Throughout
- Wetroom
- Small Maintenance Free Walled Garden
- uPVC Double Glazing
- No Onward Chain

Council Tax - Wiltshire Council

Council Tax Band D

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

Viewing: By appointment
840222

