

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	77
EU Directive 2002/91/EC		

153 The Street Broughton Gifford SN12 8PR  
 Approximate Gross Internal Area (inc. Eaves) = 163.4 sq m / 1759 sq ft  
 Store = 6.6 sq m / 71 sq ft  
 Total = 170 sq m / 1830 sq ft



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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

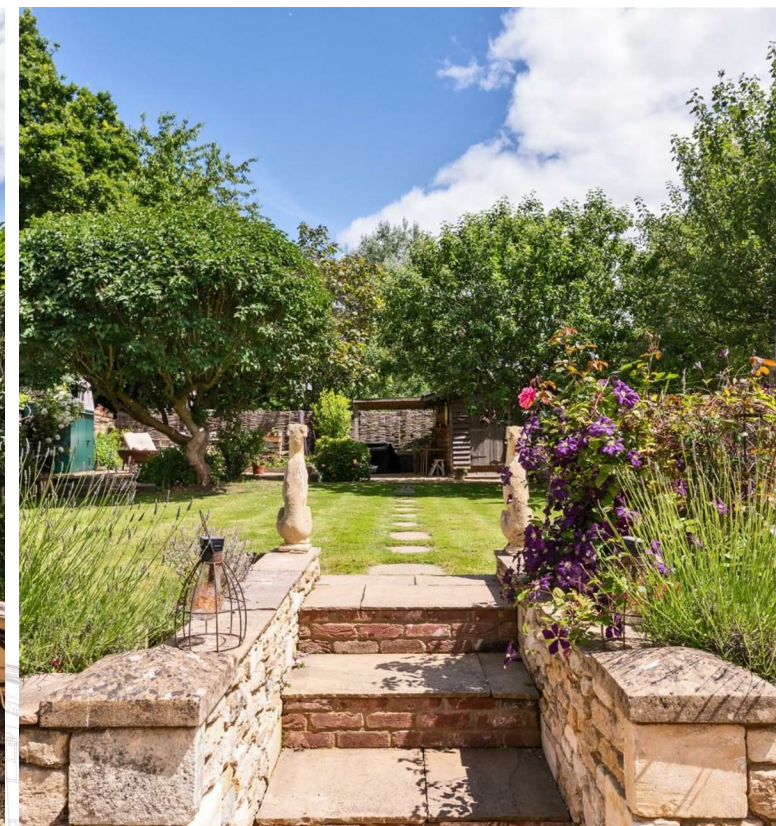
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**THE STREET,  
 BROUGHTON GIFFORD SN12 8PR**  
 4 BEDROOM HOUSE

**GUIDE PRICE  
 £595,000**

- Immaculately presented semi detached family home
- Living room with log burner, study area, cloakroom, utility room, work shop, attic room/bedroom four
- A pretty walled garden benefiting from a patio area and two outbuildings, off road parking.
- Stunning open plan kitchen/diner with multi fuel log burner, sky lights and bi-fold doors
- Principal bedroom with ensuite shower room, two further bedrooms, family bathroom
- Freehold. EPC rating D. Council tax band C.



153 The Street is an immaculately presented semi detached property, beautifully presented and finished to an exceptionally high standard. The property was sympathetically modernised in 2019 including a double storey extension to the front, a single storey extension to the rear and a attic conversion. All benefiting from re wiring, new central heating boiler and oil tank. The accommodation includes a large kitchen diner, flooded with light from roof lanterns and bi-fold doors. This area benefits from solid oak flooring which also flows throughout the entire ground floor and a newly fitted multi fuel burning stove. The ground floor also offers a study area, living room with a feature exposed stone wall and a further log burner, utility room, cloakroom, entrance hall with built in storage and a workshop. The first floor provides a principal bedroom with a range of built in wardrobes and a contemporary shower room, a further two bedrooms and a family bathroom with free standing bath. The upper floor offers a spacious home office, currently used as a bedroom with extensive eaves storage and a

Velux sky light. To the front of the property there is off road parking and a covered area. To the rear of the property there is an expansive landscaped garden with patio area ideal for outdoor dining, a range of mature trees, shrubs and plants. Two outbuildings.

#### LOCATION

Broughton Gifford is an historic and picturesque North Wiltshire village that is surrounded by open countryside and mentioned in the Domesday Book. There is a thriving village community with two pubs and a popular primary school along with a common with a cricket pitch and roaming sheep. A wide range of amenities is available in nearby Melksham (approx 2 miles west) and the market town of Bradford on Avon (approx 4 miles away). The city of Bath is some 11 miles away and is a World Heritage Site renowned for its Roman heritage and Georgian architecture. Communications are excellent with the nearby station at Chippenham (8 miles) offering a direct train service to London Paddington.