

# 42 CHURCH PARK,

Bradenstoke, Chippenham, Wiltshire. SN15 4ER



Omar Oulton 2008      37' x 20'  
£122,500

- Two bedrooms – the main bedroom has an en suite shower room.
- Tiled roof, with high levels of insulation.
- Calorex heat pump central heating. (Full details of this alternative to Oil or LPG available on request. We are using it in five homes, and customers are very pleased with it).
- Fitted kitchen/breakfast room.
- Lounge/dining room with bay picture windows to the front.
- Entrance hall.
- Garden is mixture of grass, flower borders and paths.
- Garage adjacent to the home, with light and power points.

Full details of this home are shown on [www.alanhawkins.co.uk](http://www.alanhawkins.co.uk)

Pitch Fee £354.78 per quarter, Garage Rent £70.95 per quarter. The garage is a commitment with this plot. It is possible to sub-let the garage to another resident, subject to Lillybrook Estate Ltd approval. Commission of 5% of the selling price is payable upon any future resale of this home.

**For further details** please telephone Philip Burchell of Lillybrook Estate Ltd: 01249-890250 or 07748-982677. E-mail [living@lillybrook.co.uk](mailto:living@lillybrook.co.uk)