



## 55 Langley Road, Chippenham, Wiltshire, SN15 1BZ

£385,000

- Newly Renovated Three Bedroom Semi Detached
- Approx 125ft Rear Garden with Garage and Parking
- New Gas Central Heating System Throughout
- New Kitchen, Bathroom and Utility
- Prime Location Within Easy Reach Of All Local Amenities
- New Flooring Throughout
- NO ONWARD CHAIN



# 55 Langley Road, Chippenham SN15 1BZ

Newly renovated three-bedroom semi-detached property presents an exceptional opportunity for both families and investors alike. With a generous rear garden measuring approximately 125 feet, this home offers ample outdoor space for relaxation, gardening, or entertaining guests on the new composite decking.

The property boasts a newly installed central heating system, ensuring warmth and comfort throughout the colder months. The modern kitchen and bathroom have been thoughtfully designed, featuring contemporary fixtures and finishes that cater to today's lifestyle with a secret walk through door to connect kitchen and utility. Additionally, new flooring throughout the home enhances its fresh and inviting atmosphere.

Situated in a prime location, this residence benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. With no onward chain, you can move in without delay and start enjoying your new home right away.

This property is a rare find in Chippenham, combining modern comforts with a spacious garden and the convenience of parking and a garage to the rear.



Council Tax Band: D



### Entrance Hall

Original solid wooden door with stained glass, plaster skim ceiling, pendant light fitting, neutral walls, picture rail, fuse box at high level, radiator with TRV, stained glass window, feature staircase with glass balustrades, new neutral fitted carpet, under stairs storage with window, chevron flooring.

### Lounge

Original 1930's wooden door, plaster skimmed ceiling, pendant light fitting, neutral walls, picture rail, UPVC window over looking front aspect, radiator with TRV, wood burning stove, neutral fitted carpets.

### Kitchen/Diner

Original 1930s wooden door, plaster skim ceiling, picture rail, neutral decor, range of shaker Ohio stone wall and base units with vintage bronze cup and pull handles, wood effect laminate work surface, electric oven, ceramic hob, chrome chimney hood extractor, integrated slimline dishwasher, continuation of chevron flooring. UPVC doors leading to rear decking, doors leading to utility room.

### Utility Room

Wooden tongue and groove ceiling painted neutral, wooden door leading to rear garden, UPVC windows, White WC, Sink and vanity unit, plumbing for washing machine, wall mounted Alpha combination boiler and associated pipework, continuation of flooring.

### Stairs and Landing

Plaster skim ceiling, pendant light fitting, loft hatch, neutral walls, neutral fitted carpet.

### Bedroom One

Located to the front of the property, original 1930's wooden door, neutrally decorated, pendant light fitting, picture rail, feature fire place (not in use) UPVC window over looking front aspect, neutral fitted carpet.

### Bedroom Two

Located to the rear of the property, original 1930's wooden door, neutrally

decorated, pendant light fitting, picture rail, feature fire place (not in use) UPVC window over looking front aspect, neutral fitted carpet.

### Bathroom

Original 1930's wooden door, plaster skim ceiling, chrome ladder towel radiator, white bathroom suite comprising of bath, WC sink and vanity with chrome mains double shower, neutral shower panels, stone effect vinyl flooring.

### Bedroom Three

Original 1930's door, plaster skim ceiling, neutral walls, UPVC corner window, radiator with TRV, neutral fitted carpets.

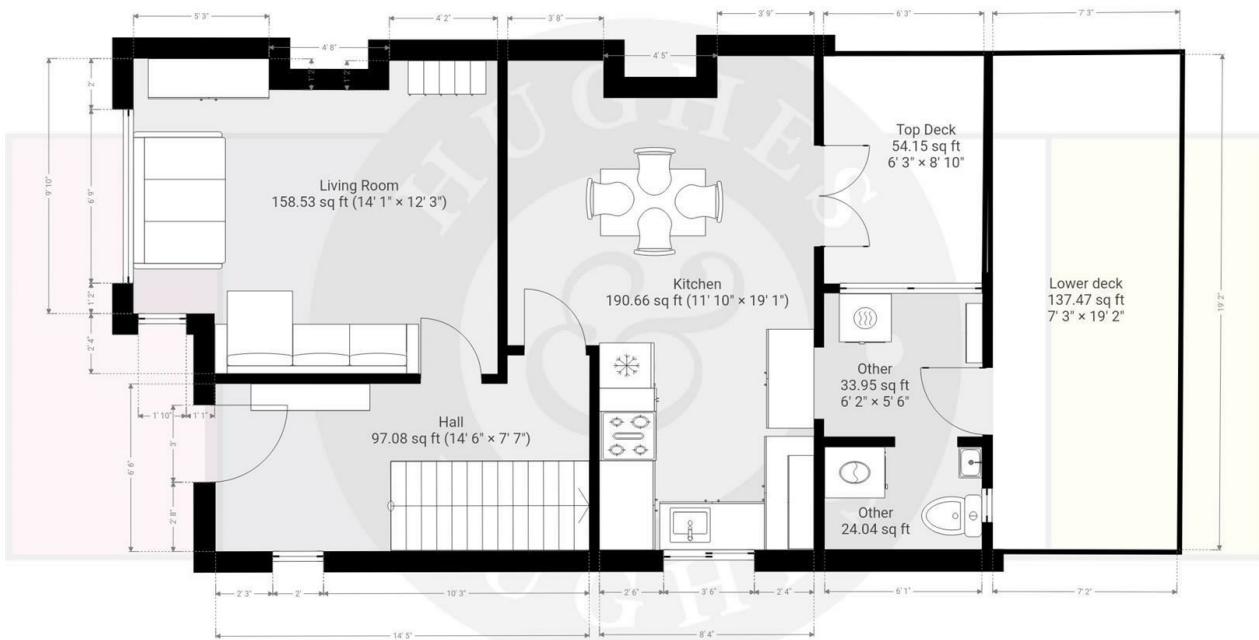
### Rear Garden

Approx. 125 ft rear garden, composite two tier decking to rear of property, mainly laid to lawn, feather edge fencing to left hand side

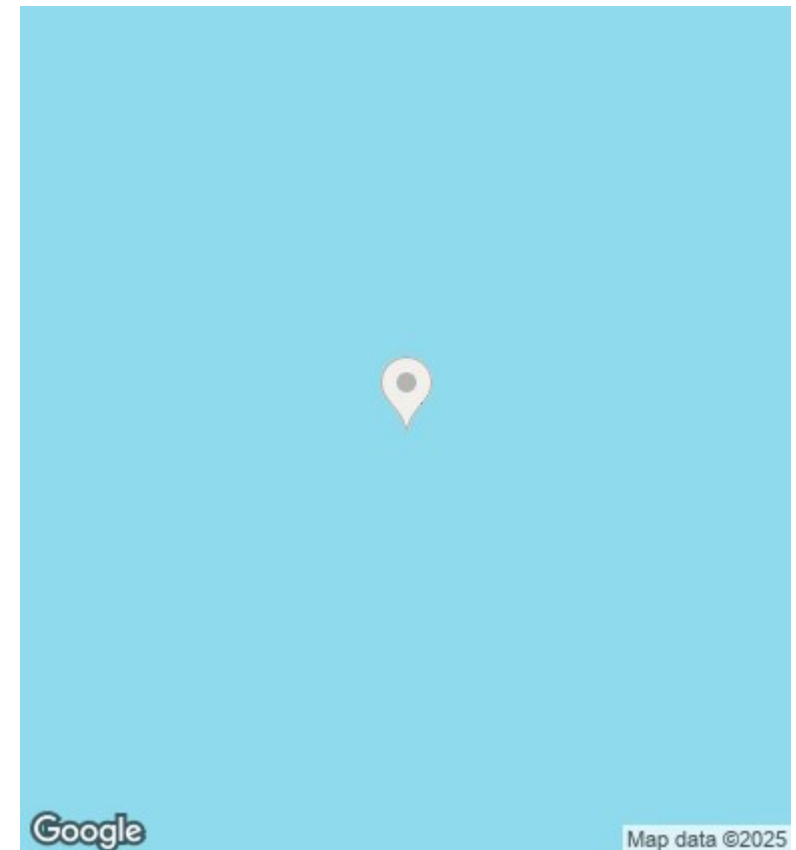
### Agents Notes

Disclosure -This property is owned by a member of Hughes and Hughes Estate Agents Ltd.

New Gas Central Heating System  
New Carpets and Flooring Throughout  
New Kitchen  
New Bathroom  
New Decor Throughout  
New Decking  
New Fencing



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## Directions

## Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

## Council Tax Band

D

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