



22a Lady Coventry Road, Chippenham, SN15 3NG

£385,000

THREE BEDROOMS AND A STUDY/BEDROOM 4 -NEW BUILD - READY TO MOVE IN - DETACHED - An opportunity to purchase a one off build in an elevated position with an open aspect and views towards Derry Hill. Comprising; entrance hall, cloakroom, open plan kitchen/lounge/dining, two double bedrooms and family bathroom on the first floor, third bedroom with en suite and separate study/office on the top floor. The property comes with fitted appliances, all carpets and flooring. INTERNAL VIEWING AVAILABLE.

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The detached individual build has accommodation arranged over three floors. The front door leads in to a hallway with doorway in to the cloakroom, door in to the kitchen and a staircase leading to the first floor. The fitted kitchen with integrated appliances and breakfast bar is open to the lounge/dining room where the rear garden can be accessed via the bi-folding doors. On the first floor the landing gives access to two double bedrooms along with the fitted family bathroom and a staircase leading to the second floor. On the top floor you have a further bedroom with en suite shower room and to the front a separate study.

Garden and Parking

The property benefits from a front garden and tiered rear garden along with driveway parking for two cars.

Location & Position



One of the most attractive elements of this property is the open aspect with far reaching views to Derry Hill and beyond. Located within the Monkton Park estate convenient for access to the Town Centre and local primary schools it is a well established family location.

Fixtures & Fittings

Unlike most new build homes, this property comes fully floored and carpeted with integrated appliances and a turfed garden.

Warranty

The owners of the property will supply a 10-year structural warranty on completion of a purchase to offer the new owners protection against any major structural defects should any arise. Further information available upon request.

Measurements

All measurements provided have been taken from the architects drawings and cannot be confirmed until the build is complete. These are provided in good faith and are as accurate as is possible at this stage.

Entrance Hall

Cloakroom

Kitchen Area 13'2" x 12'9" maximum (4.03 x 3.91 maximum)



Lounge/Dining Area 16'6" x 10'11" (5.04 x 3.34)



First Floor

Bedroom One 16'6" x 10'11" (5.04 x 3.34)

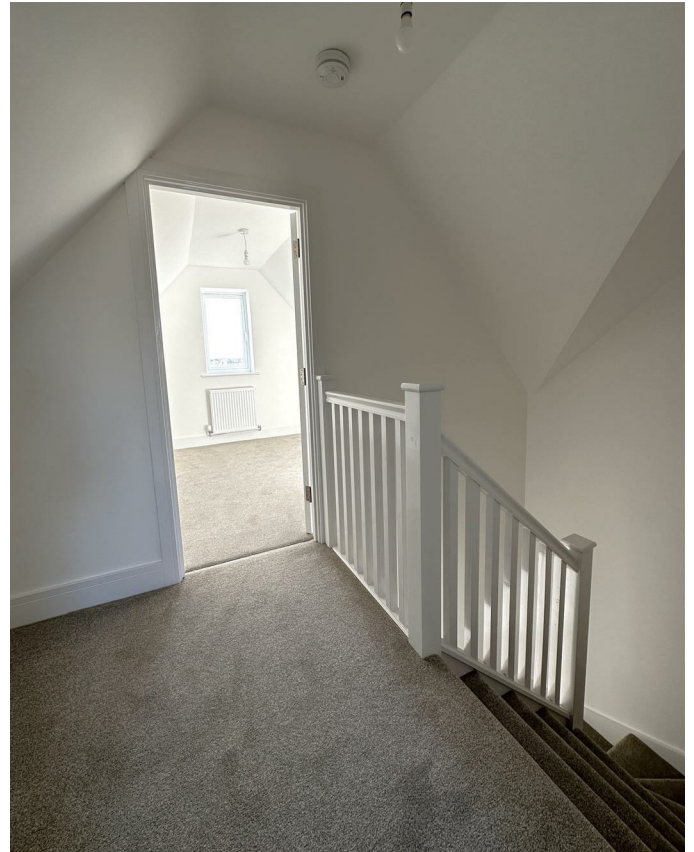


Bedroom Two 12'5" x 9'11" (3.8 x 3.03)



Bathroom

Second Floor



Bedroom Three 10'11" x 10'7" maximum (3.34 x 3.23 maximum)



En Suite



Study 9'11" x 8'2" (3.03 x 2.5)

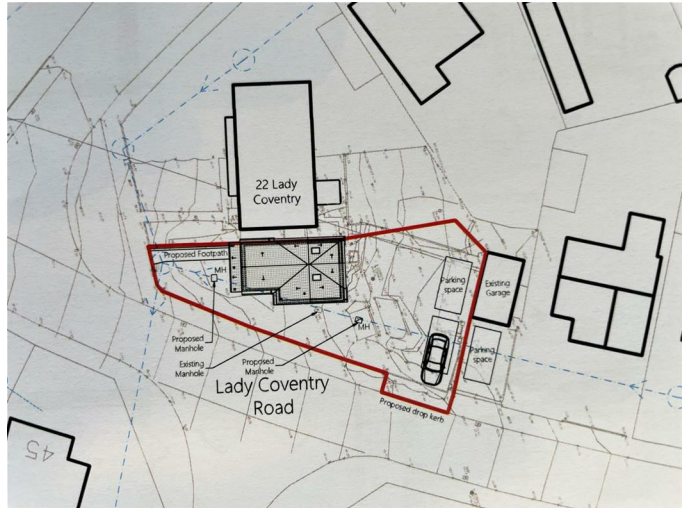


Gardens



Driveway Parking

Tenure

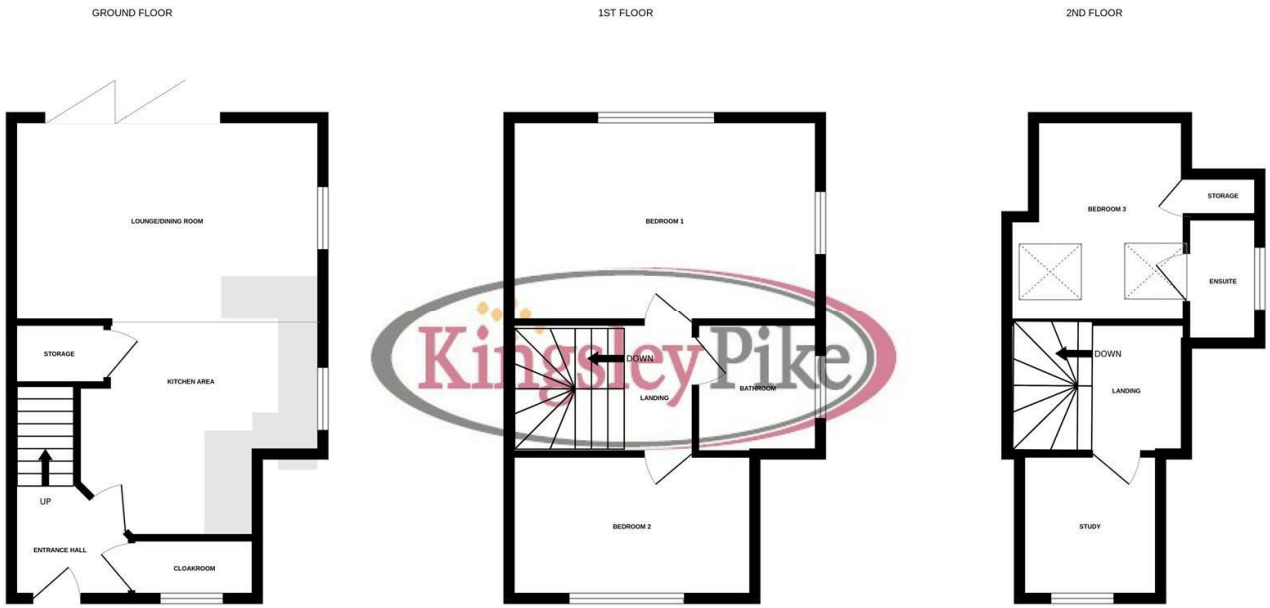


We are advised by the seller that the property is Freehold.

Council Tax

The Council tax is TBC.

Floor Plan



3 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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