



**92 Queens Crescent, Chippenham, SN14 0NP**

**£335,000**

Located on the Western side of Chippenham a two/three bedroom chalet style detached. The property features a large garden to the rear with driveway providing off road parking for several cars and access to the garage to the front. The property benefits from double glazing and gas central heating, NO ONWARD CHAIN.

### **Entrance Hallway**

Front door leads into hallway with staircase to first floor, radiator.

### **Living Room 17'11" x 11'0" (5.46m x 3.35m)**



Two double glazed windows, two radiators.

### **Kitchen / Diner 19'10" x 8'10" (6.05m x 2.69m)**



Double glazed window to rear, door to side, work tops with a range of cupboards and drawers, space for cooker, inset stainless steel sink unit, plumbing and space for washing machine, radiator.

### **Bedroom Three 9'08" x 8'07" (2.95m x 2.62m)**



Patio doors to conservatory.

### **Conservatory 8'08" x 8'07" (2.64m x 2.62m)**



Double glazed French doors to garden.

### **Shower/Cloakroom 5'10" x 4'10" (1.78m x 1.47m)**

Shower cubicle, window to side, hand basin, W.C.

### **Landing**

Access to loft, built in cupboard with boiler.

**Bedroom One 11'0" x 9'0" (3.35m x 2.74m)**



Double glazed window, radiator, under eaves storage.

**Bedroom Two 9'08" x 9'08" (2.95m x 2.95m)**



Double glazed window, radiator, under eaves storage.

**Bathroom**

Double glazed window, panelled bath, tiled shower, pedestal hand basin, radiator.

**W.C.**

Separate W.C, double glazed window.

**Outside**

**Front**

To the front there is a driveway providing off road parking and access to the garage.

**Rear**



To the rear there is a large garden laid mainly to lawn.

**Garage 17'03" x 7'102 (5.26m x 2.13m)**

Up and over door, power and light.

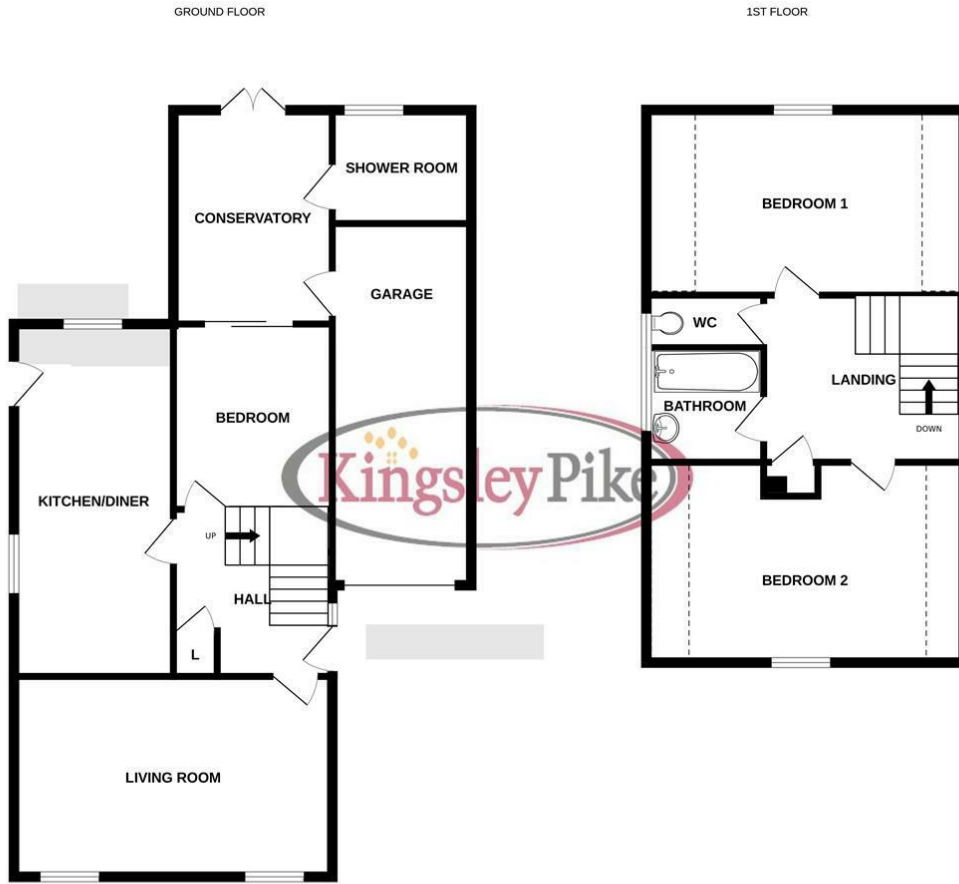
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

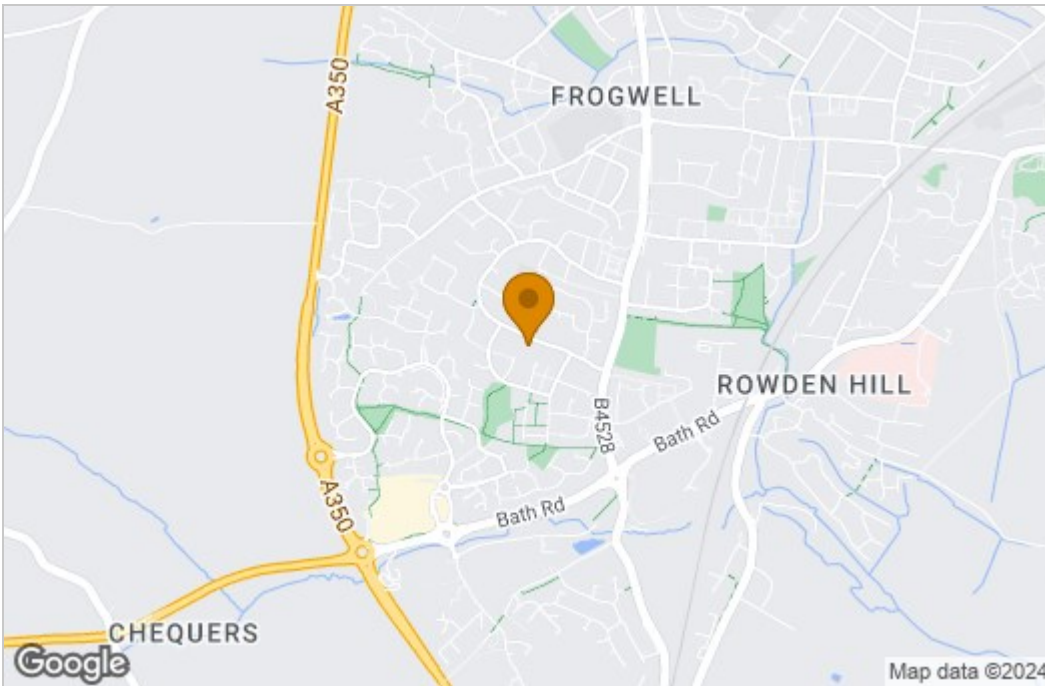
GOV.UK advise Band D

# Floor Plan

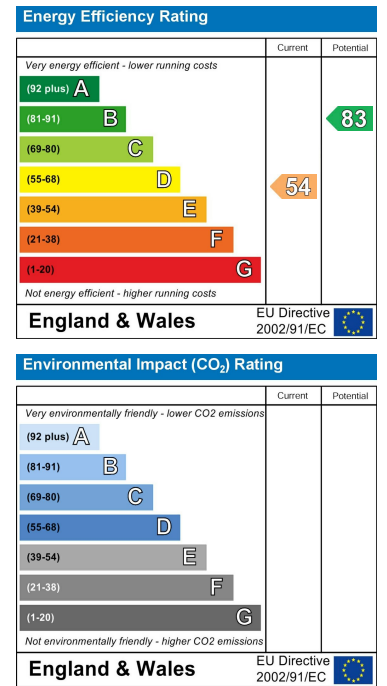


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



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