

**55 Canterbury Street, Chippenham, SN14 0DZ**

**£365,000**

Welcome to this three bedroom detached house located on Canterbury Street in the lovely town of Chippenham. Situated close to the town centre, this house offers the convenience of easy access to local amenities, shops, and restaurants and main line railway station. To the rear there is an enclosed garden and to the front there is a driveway providing off road parking and access to the garage. Ideal for families, this property offers good family accommodation in a desirable location. With no onward chain don't miss out on the opportunity to own this property in Chippenham.

### Entrance Hallway



Front door leads into hallway, staircase to first floor, built in cupboard with boiler.

### Living / Dining Room 24'11" x 13'07" (7.59m x 4.14m)



Double glazed window, fireplace, door to garden ,door to kitchen.

### Kitchen 9'1" x 8'10" (2.77m x 2.69m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset electric hob with cooker hood, fitted electric oven,, door to conservatory.

### Conservatory 9'11" x 8'0" (3.02m x 2.44m)



Double glazed conservatory, plumbing for washing machine, door to garage, door to garden.

### Landing



Access to loft.

**Bedroom One 12'04" x 11'07" (3.76m x 3.53m)**



Double glazed window, fitted wardrobe.

**Bedroom Two 11'07" x 10'04" (3.53m x 3.15m)**



Double glazed window, fitted wardrobe.

**Bedroom Three 8'11" x 8'0" (2.72m x 2.44m)**



Double glazed window, fitted wardrobe.

**Bathroom**



Double glazed window, bath with over bath shower, hand basin, W.C.

**Outside**



**Front**

To the front there is a driveway providing off road parking and access to the garage, side access to both sides of the property.

## Rear



Enclosed garden laid mainly to lawn, garden timber shed, timber built outbuilding.

**Outbuilding 17'04" x 9'07" (5.28m x 2.92m)**



Timber outbuilding with two windows.

**Outbuilding Internal**



**Garage 17'01" x 9'10" (5.21m x 3.00m)**

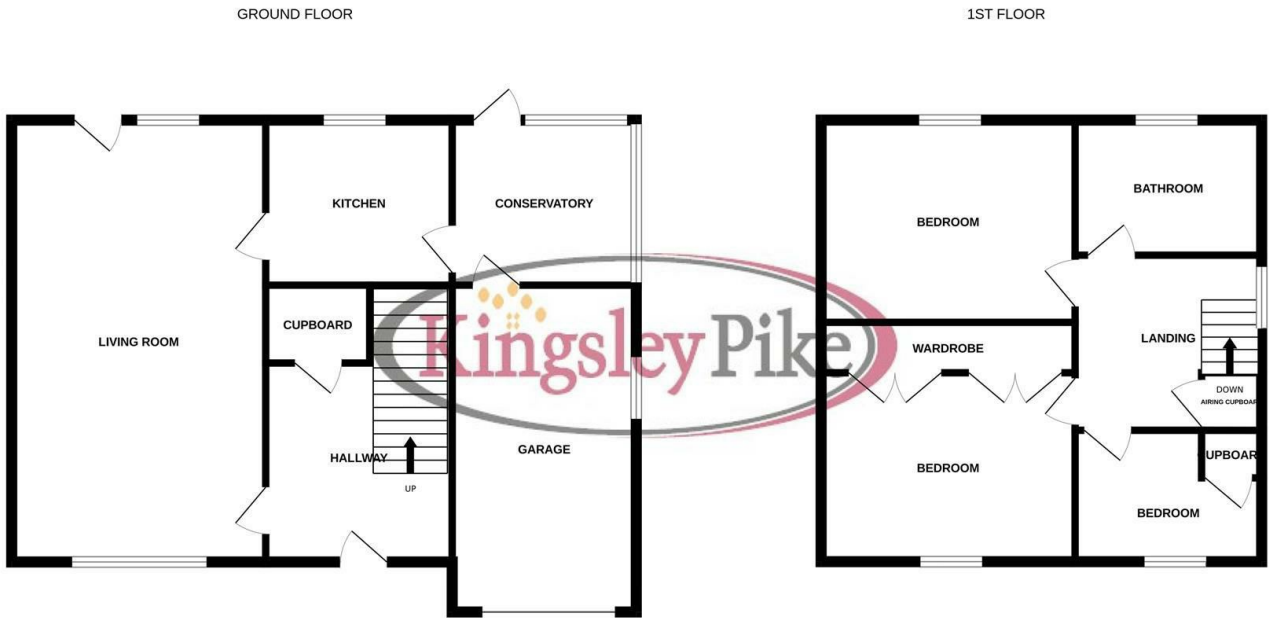
Electric roller door, double glazed window, power and light.

## Tenure

**Council Tax Band**

GOV.UK advise band D.

# Floor Plan

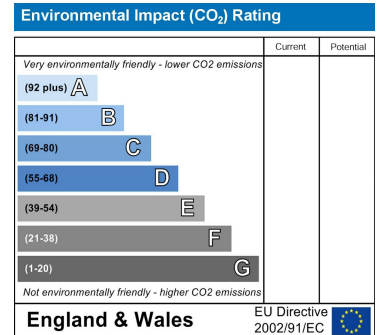
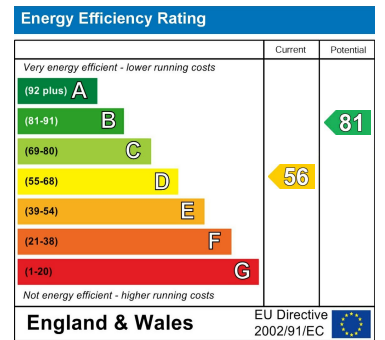


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



# Energy Efficiency Graph



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