



4 Park Lane, Chippenham, SN15 1LR

£279,950

Located on Park Lane in the heart of Chippenham, this property boasts a central location only 0.3 miles walk from the mainline train station serving London Paddington. The property features an entrance hall, lounge/dining room, modern kitchen and bathroom as well as a further toilet on the first floor along with three bedrooms. One of the key highlights of this property is the south-facing garden laid to areas of patio and lawn with garden shed. It is offered for sale with NO ONWARD CHAIN.

Inner Porch

Double glazed front door, laminate flooring, further door to hallway.

Hallway

Laminate flooring, skylight, radiator, under stairs storage, stairs to the first floor, doors to the lounge, kitchen and bathroom.

Lounge/Dining Room 24'02" x 11' maximum (7.37m x 3.35m maximum)



Double glazed window to the front, two radiators, chimney breast with hearth and surround and door to the kitchen.



Kitchen 15' x 8'10" (4.57m x 2.69m)



Double glazed window and double glazed door leading to the garden, skylight, laminate floor, range of modern floor and wall mounted units, one and a half bowl sink and drainer, gas hob, extractor fan, plumbing for a washing machine, integral dishwasher, space for a fridge/freezer, tiled splashes and door to the hallway.





Bathroom 11'07" x 5'11" (3.53m x 1.80m)



Double glazed window to the rear, towel radiator, extractor fan, bath, toilet, wash hand basin with vanity storage, part tiled and separate double shower cubicle.

Landing

Double glazed window to the rear, loft access and doors to the bedroom and toilet.

Toilet



Double glazed window to the rear, toilet and wash hand basin.

Bedroom One 11'01" x 9'11" (3.38m x 3.02m)



Double glazed window to the front, radiator and storage to either side of the chimney breast.

**Bedroom Two 10'08" x 8'11" maximum
(3.25m x 2.72m maximum)**



Double glazed window to the rear, radiator and storage cupboard.

Bedroom Three 10'10" x 6'07" (3.30m x 2.01m)

Double glazed window to the front, radiator and storage cupboard.

Rear Garden



The South facing rear garden is laid to areas of patio and lawn with garden shed and raised beds.



Front

The front of the house is paved and currently used by the occupiers as parking. For clarity there is no dropped kerb and the front of the home cannot be described as having parking.

Tenure

We are advised by the .Gov website that the property is Freehold.

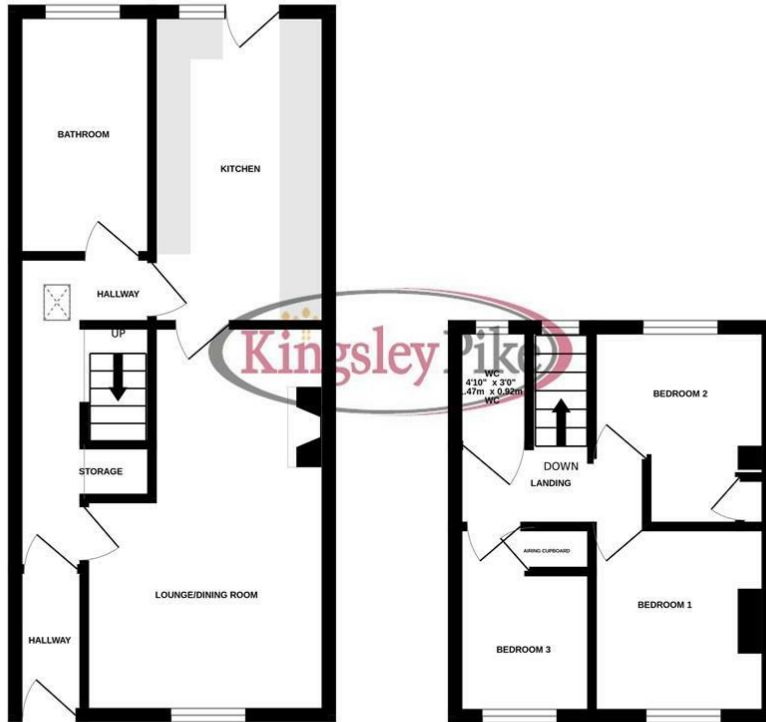
Council Tax

We are advised by the .Gov website that the property is band C.

Floor Plan

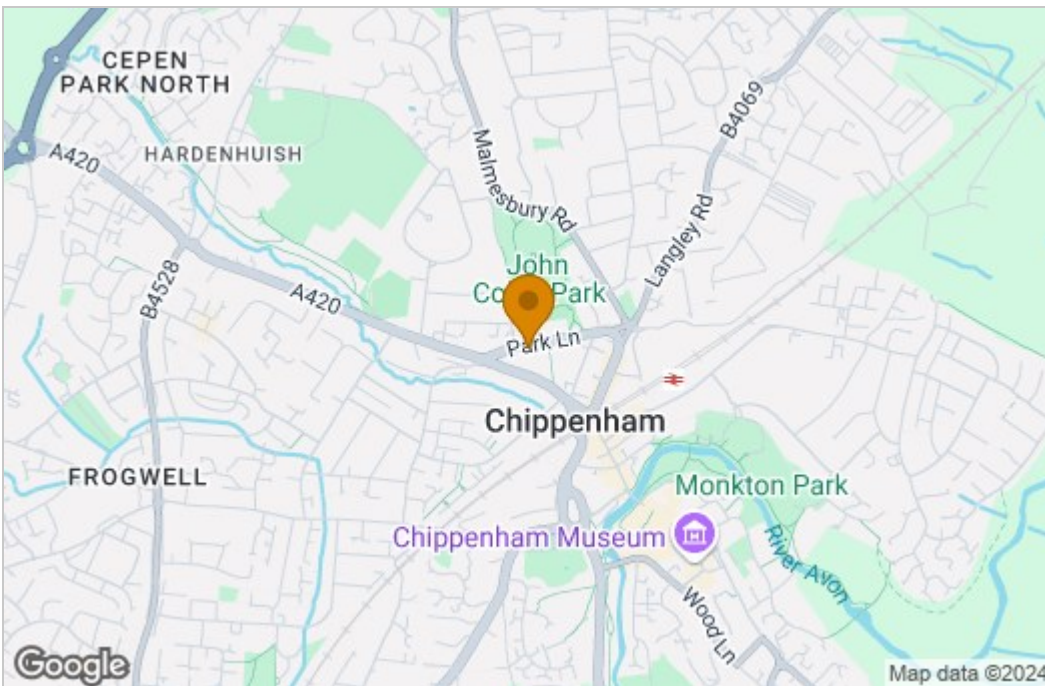
GROUND FLOOR

1ST FLOOR

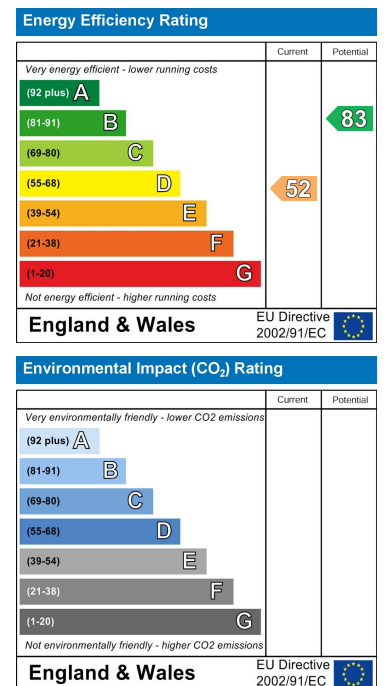


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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