



**52 Charter Road, Chippenham, SN15 2RA**

**£265,000**

Located within walking distance to the town centre a well presented three bedroom end terrace house. Of particular note is the large garden to the rear with access to a driveway providing off road parking. The accommodation on offer briefly comprises: Living room, fitted kitchen/diner, three bedrooms and bathroom. The property has a re fitted gas boiler and also re fitted carpets to the stairs, landing and bedrooms. A great opportunity for first timer or young family.



### **Porch**

Front door leads into porch, door to living room.

### **Living Room 15'03" x 14'07" (4.65m x 4.45m)**



Double glazed windows to front and side, stair case to first floor, radiator.



### **Kitchen / Diner 14'06" x 8'08" (4.42m x 2.64m)**



Double glazed window, work tops with a range of cupboards and drawers, inset stainless steel sink unit, under counter space for fridge and freezer, cupboard housing newly fitted boiler, space for cooker, plumbing and space for dishwasher and washing machine, radiator, door to garden.



### **Landing**

Double glazed window, doors to bedrooms and bathroom.



**Bedroom One 12'02" x 8'0" (3.71m x 2.44m)**



Double glazed window, built in wardrobes, radiator.

**Bedroom Two 8'04" x 7'05" (2.54m x 2.26m)**



Double glazed window, built in cupboards, radiator.

**Bedroom Three 8'11" x 6'02" (2.72m x 1.88m)**



Double glazed window, radiator.

**Modern Bathroom**



Double glazed window, panelled bath with over bath shower, hand basin with cupboard under, W.C, Towel style radiator.

**Outside**

**Front**

Small area of garden.

**Rear**



Large garden with lawn, mature shrubs, flowers beds and borders, circular patio, further patio area, outside tap, gate leading to parking, further side gate from garden to the front.





## Parking



Parking for for two/three cars.

## Tenure

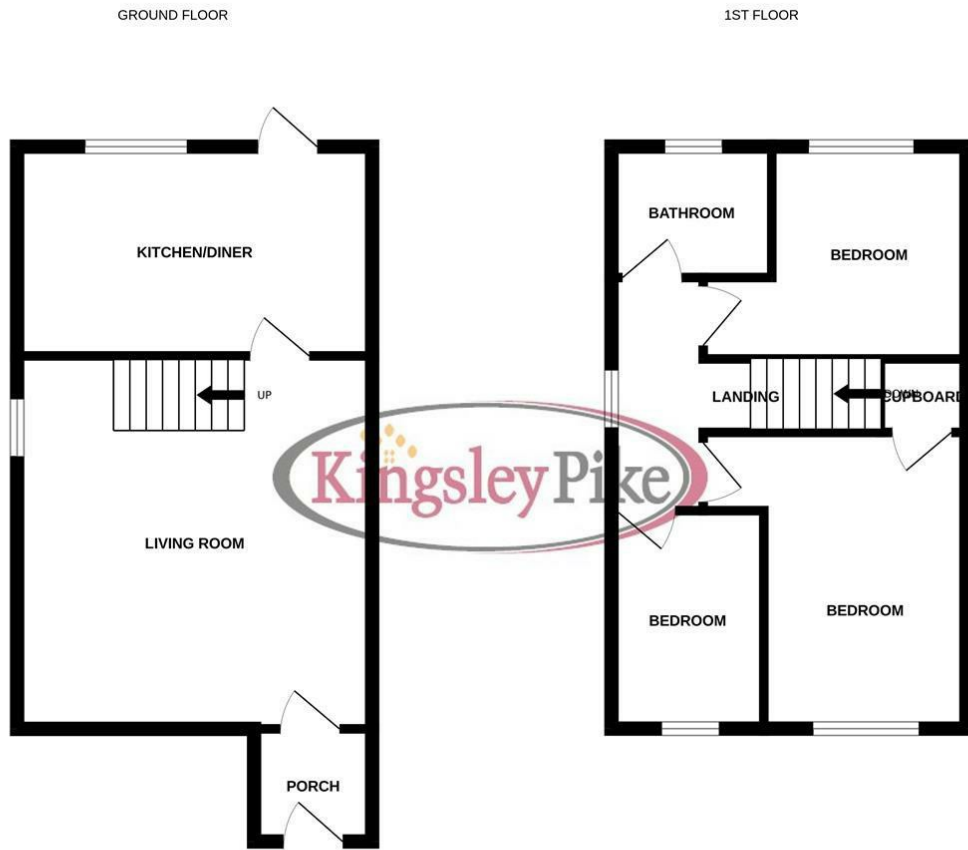
GOV.UK advises Freehold.

## Council Tax Band

GOV.UK advises band C.

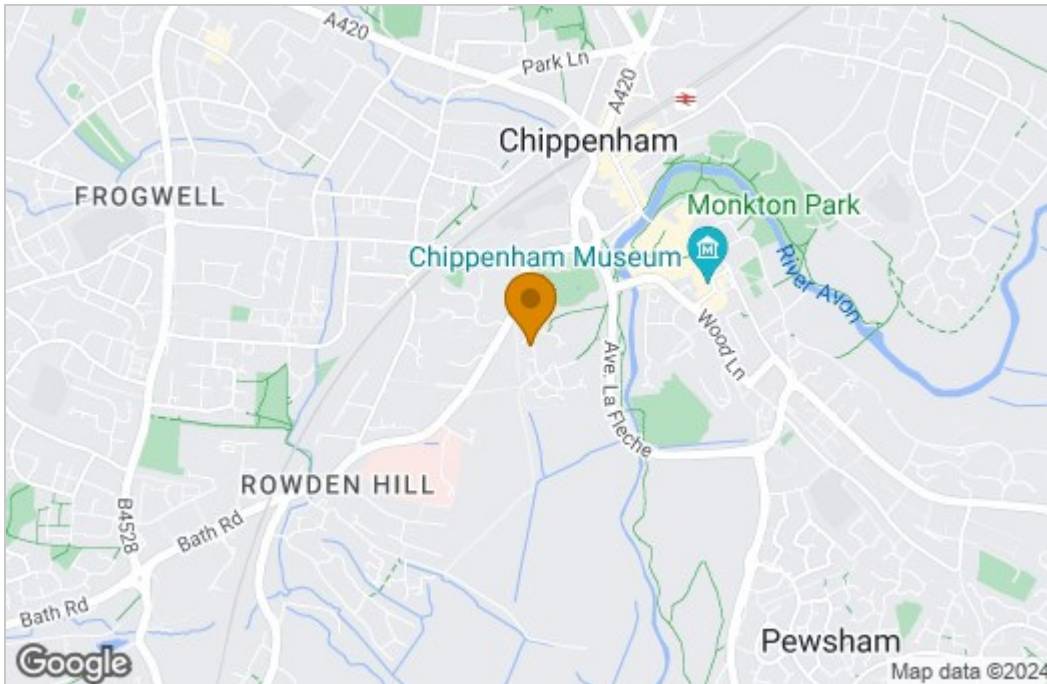


# Floor Plan

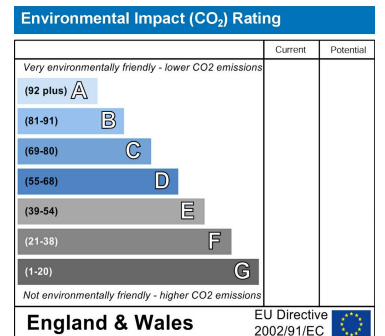
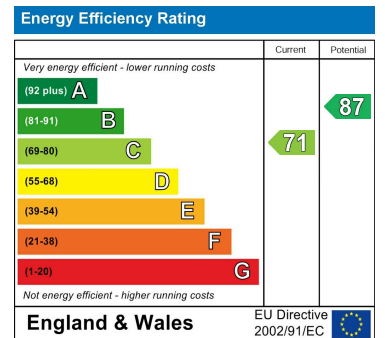


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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