



62 Eastern Avenue, Chippenham, SN15 3LW

£355,000

Located within the ever popular Monkton Park Estate, 0.5 miles walk from the Mainline station serving Bath, Bristol and London Paddington as well as only 0.2 miles from the local Primary School.

Having been substantially upgraded by the current owners and offered for sale with NO ONWARD CHAIN it is great opportunity. Comprising; entrance hall, lounge, kitchen/dining room with integral appliances, three bedrooms and family bathroom. There is ample private parking, single garage and generous West facing rear garden.

Entrance Hall

Double glazed front door, laminate flooring, storage cupboard, door to the lounge, door to the kitchen/dining room and stairs to the first floor.

Lounge 16'08" x 10'11" (5.08m x 3.33m)



Double glazed windows to the front and rear, radiator and chimney breast.

Kitchen/Dining Room 16'08" x 14'02" maximum (5.08m x 4.32m maximum)



Double glazed windows to the front and rear, radiator, laminate flooring, storage cupboard and utilities cupboard, floor and wall mounted units, ceramic sink and drainer, integral fridge/freezer, dishwasher, electric hob, electric oven, extractor fan and tiled splashes.





Landing

Double glazed window to the rear, airing cupboard housing the newly installed gas fired boiler and loft access.

Bedroom One 11' x 10'11" (3.35m x 3.33m)



Double glazed window to the front, radiator and wardrobe.

Bedroom Two 11' x 9'01" (3.35m x 2.77m)



Double glazed window to the front, radiator and wardrobe.

Bedroom Three 7'08" x 7'04" (2.34m x 2.24m)



Double glazed window to the rear and radiator.

Bathroom



Two double glazed windows to the rear, towel radiator, laminate flooring, wash hand basin, toilet, bath with mains shower over and shower screen.

Garden



A generous West facing garden with areas of seating and lawn with raised sleeper beds, mature shrubs, plants and trees. There is an open access to the front of the property.



Garage



Up and over door to the front and personal door to the side.

Driveway



The driveway to the side of the property leads to further parking and hardstanding to the rear of the house.

Tenure

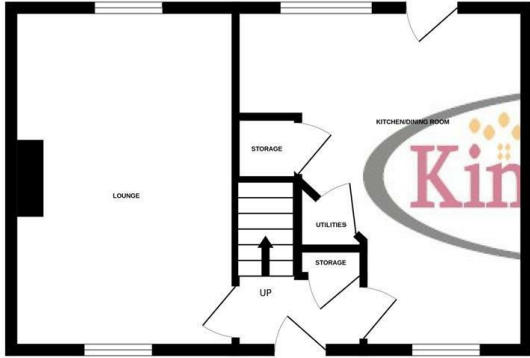
We are advised by the .Gov website that the property is Freehold.

Council Tax

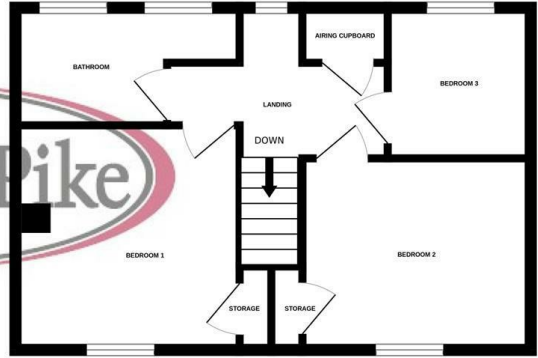
We are advised by the .Gov website that the property is Band C

Floor Plan

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

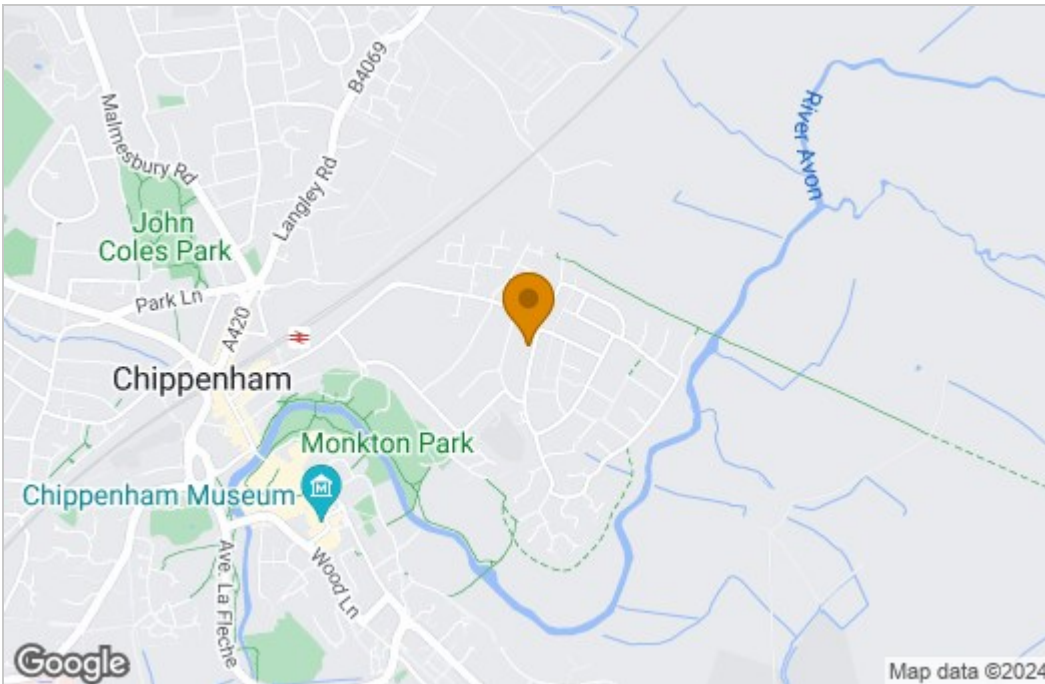


THREE BEDROOM SEMI DETACHED HOUSE

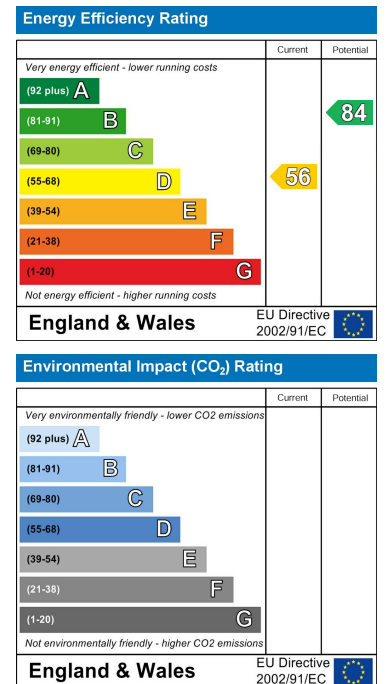
TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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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