



18 Gainey Gardens, Chippenham, SN15 1UH

£273,500

Located within the established modern estate of Birds Marsh and offered for sale with NO ONWARD CHAIN, a well presented semi detached home with two side by side parking spaces and a part walled private garden with gated side access. Internally comprising; entrance porch, lounge, kitchen/dining room with integral appliances, ground floor cloakroom, two double bedrooms and a bathroom. A fantastic example of this style of home.

Entrance

Double glazed front door, radiator, vinyl flooring, door to lounge.

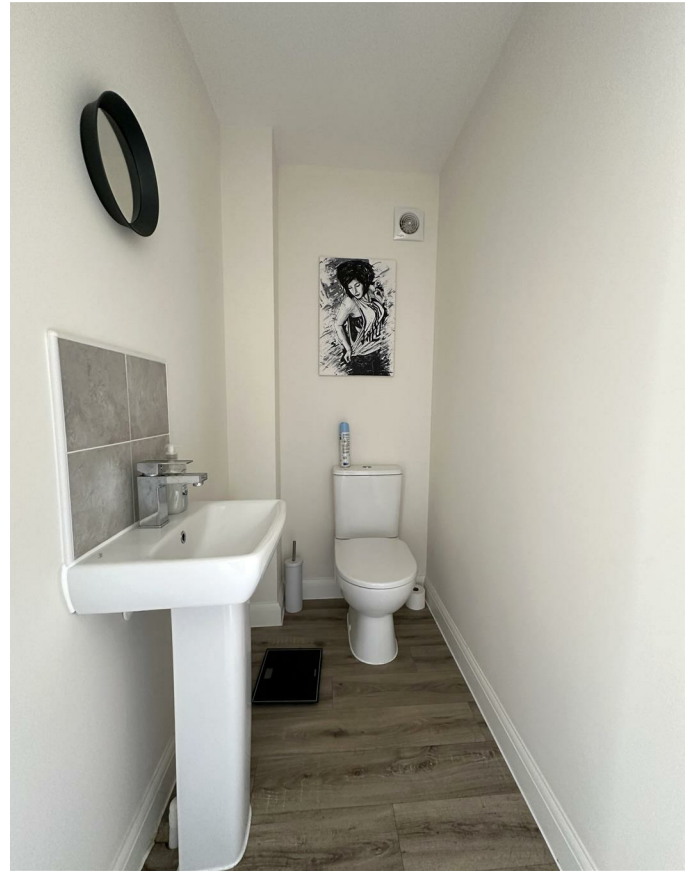
Lounge 12'11" x 12' (3.94m x 3.66m)



Double glazed window to the front, radiator, Vinyl flooring, stairs to the first floor and door to the kitchen/dining room.



Cloakroom



Toilet, wash hand basin, radiator and Vinyl flooring.

Kitchen/Dining Room 12'11" x 11'04" maximum (3.94m x 3.45m maximum)



Double glazed French doors lead in to the garden, door to the cloakroom, storage cupboard, space for a table and chairs, range of floor and wall mounted units, Vinyl flooring, stainless steel sink and drainer, gas hob, electric oven, extractor fan, dishwasher, washing machine, fridge/freezer and wall mounted gas fired boiler.



Bedroom One 12'11" x 9'04" (3.94m x 2.84m)



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



Bedroom Two 12'11" x 7'07" (3.94m x 2.31m)



Double glazed window to the rear and radiator.



Landing

Doors to the bedrooms, bathroom and loft access.



Toilet, wash hand basin, bath with mains shower over, extractor fan and part tiled.

Garden



Part walled with gated side access, laid to areas of patio, lawn and shingle stone with garden shed.



Driveway Parking

There are two side by side parking spaces located in front of the property.

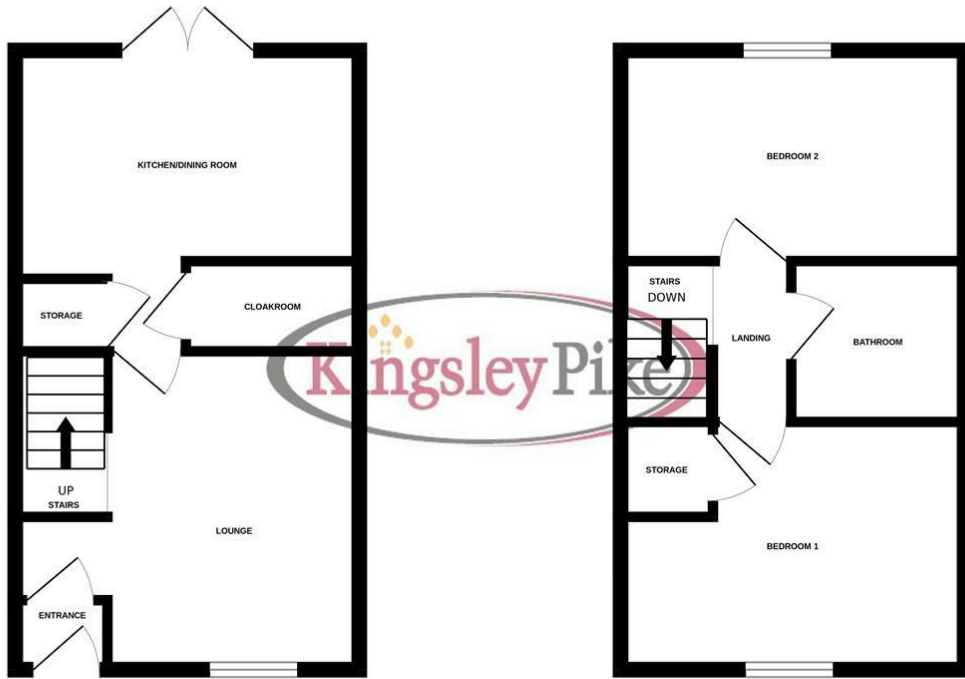
Tenure

We are advised by the .gov website that the property is Freehold. There is an estate management charge payable for the upkeep of the area of £168 per year.

Floor Plan

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.

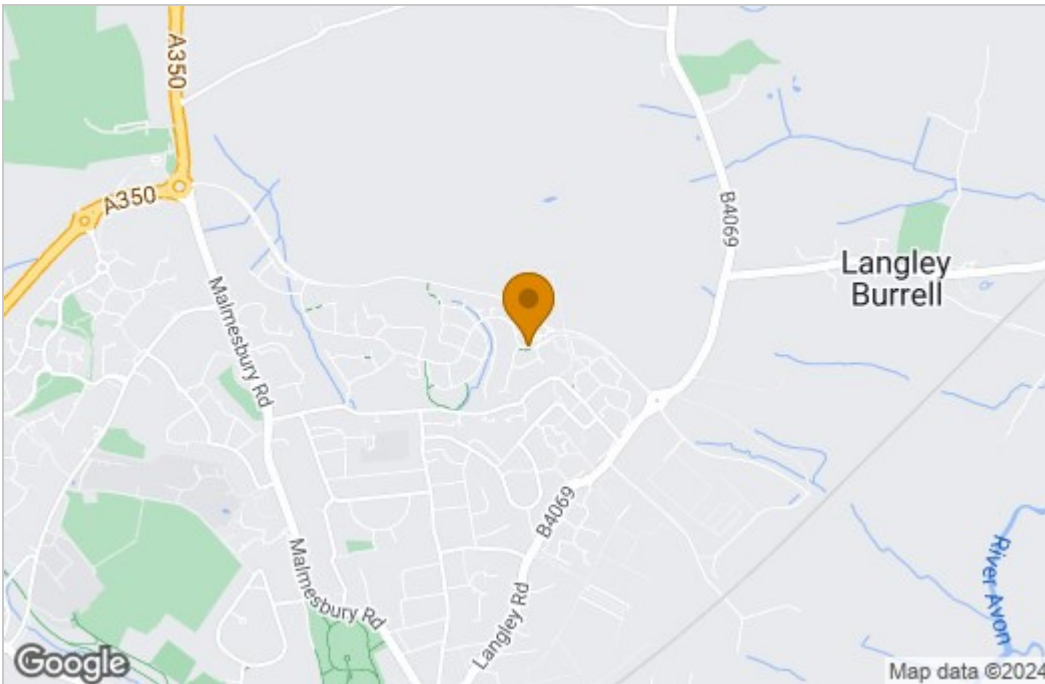


2 BEDROOM SEMI DETACHED HOUSE

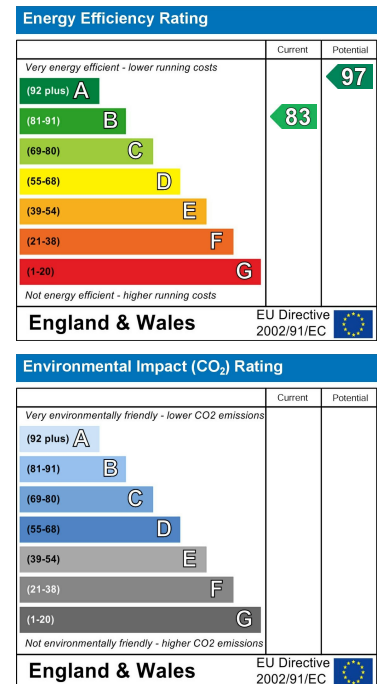
TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

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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