



**52 Avebury Road, Chippenham, SN14 0NX**

**£289,000**

\*\*\* NO CHAIN\*\*\* Located on the Western side of Chippenham within a favourable family development, close to Primary School and shop. A well presented semi detached home with established rear garden, garage and parking for at least two cars. Internally comprising; useful entrance porch, spacious lounge, kitchen/dining room, three bedrooms (two doubles and one single) and family bathroom.



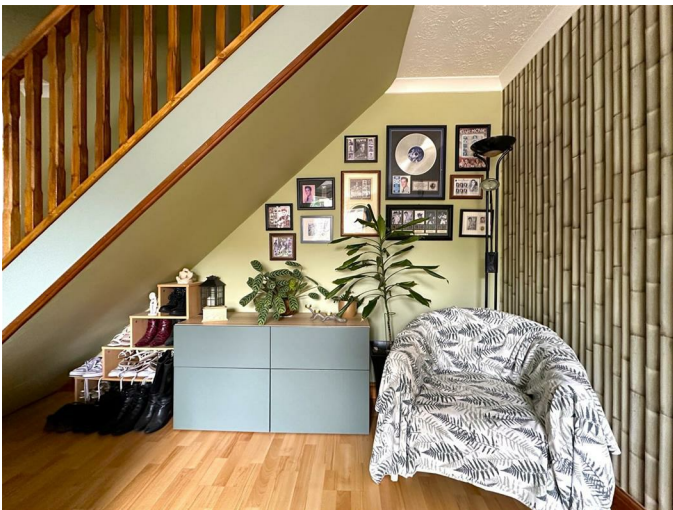
**Entrance Porch 6'02" x 3'05" (1.88m x 1.04m)**

Double glazed front door, double glazed window to the front and internal door to the lounge.

**Lounge 15' x 14'02" (4.57m x 4.32m)**



Double glazed window to the front, wall mounted electric fire, radiator, laminate flooring, stairs to the first floor and door to the kitchen/dining room.



**Kitchen/Dining Room 15' x 9'05" (4.57m x 2.87m)**



Double glazed windows and double glazed doors to the rear, radiator, space for a table and chairs, floor and wall mounted units, stainless steel sink and drainer, plumbing for a washing machine, plumbing for a dishwasher, cooker with gas hob, electric oven & gas grill, extractor fan over, space for a fridge/freezer, space for a tumble dryer and wall mounted gas fired boiler.





### **Landing**

Doors to the bedrooms and bathroom.

### **Bedroom One 10'10" x 10'09" maximum (3.30m x 3.28m maximum)**



Double glazed window to the front, radiator and fitted wardrobes.

### **Bedroom Two 11'02" x 10'09" maximum (3.40m x 3.28m maximum)**



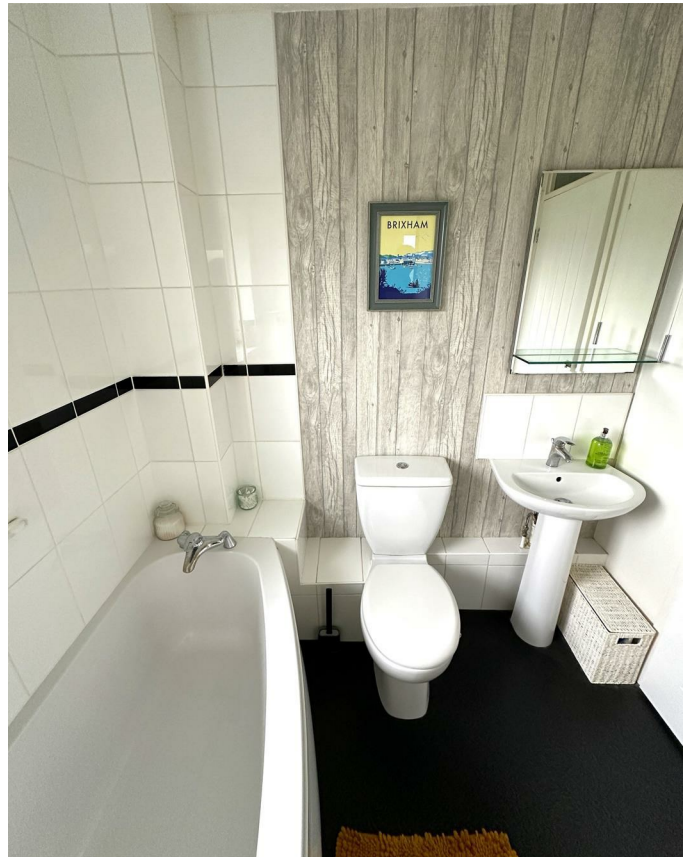
Double glazed window to the rear, radiator and over stairs storage, access to part boarded attic space with loft ladder & light.

### **Bedroom Three 7'10" x 6'06" (2.39m x 1.98m)**



Double glazed window to the front and radiator.

### **Bathroom 6'07" x 6'05" (2.01m x 1.96m)**



Double glazed window to the rear, towel radiator, airing cupboard, toilet, wash hand basin, bath with shower over and tiled walls.



## Garden



Laid to areas of patio, lawn and shingle stone with a wide variety of established plants and shrubs, composite garden shed and gated side access to the driveway.



**Garage 16' x 8'01" (4.88m x 2.46m)**



Up and over door to the front, power and light.

### **Driveway**

Laid to shingle stone providing tandem parking to the side of the house for at least two cars.

### **Tenure**

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

### **Council Tax Band**

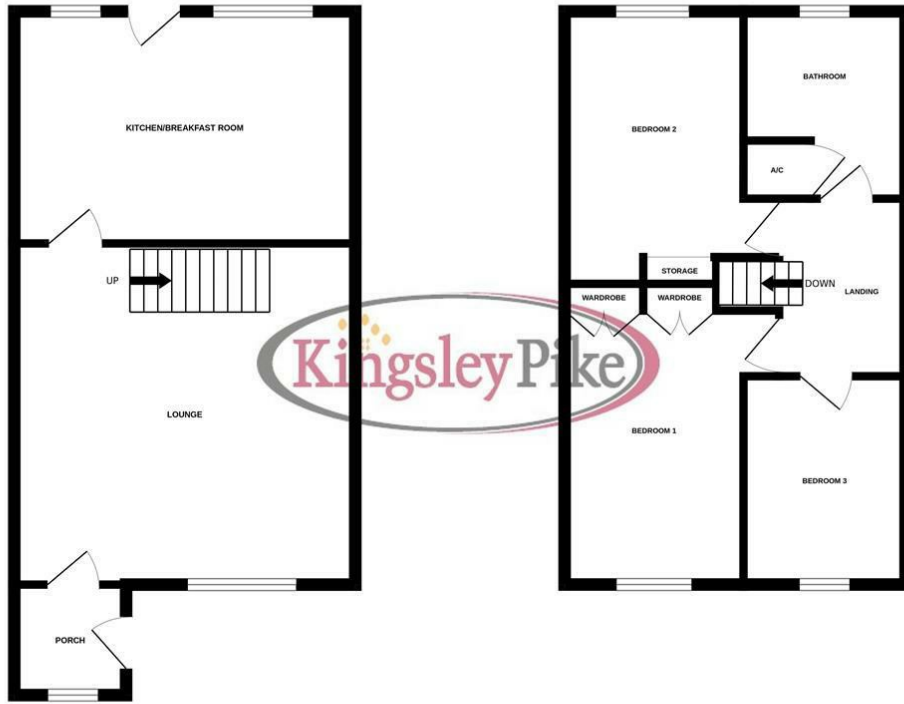
We are advised by the .Gov website that the property is band C.



# Floor Plan

GROUND FLOOR

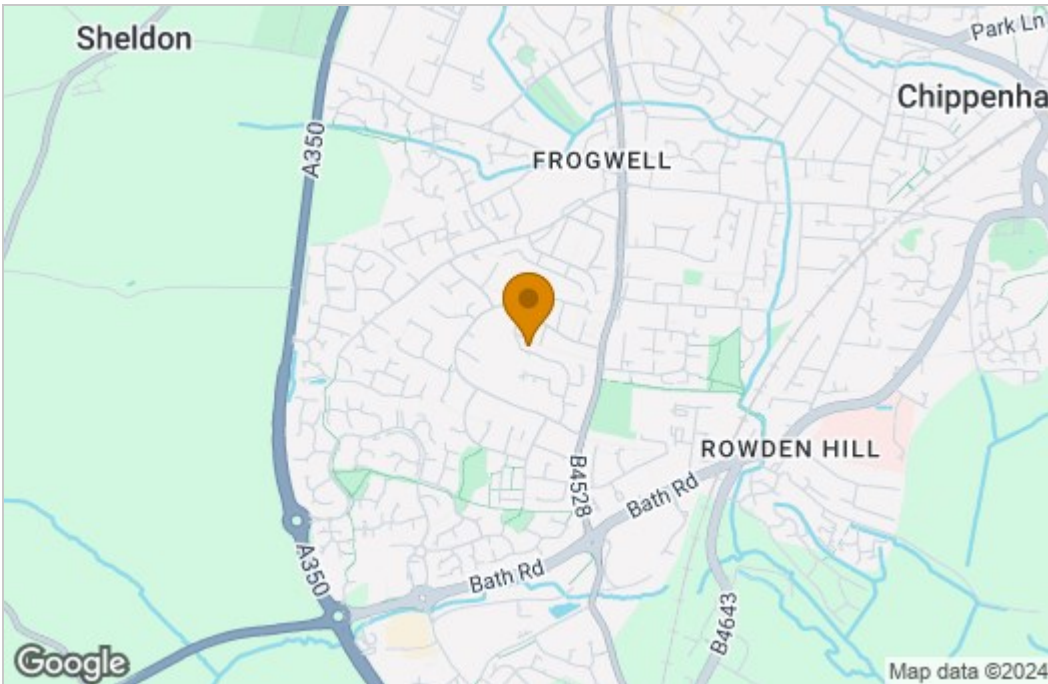
1ST FLOOR



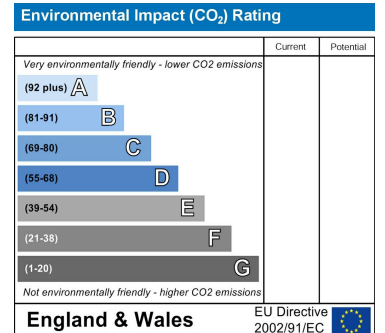
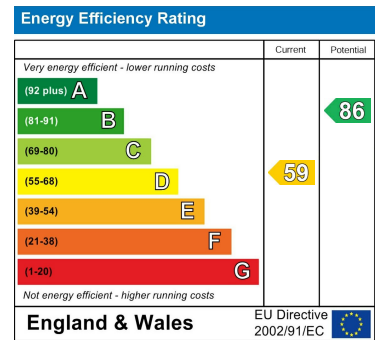
3 BEDROOM SEMI DETACHED HOUSE

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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