

59 Malmesbury Road, Chippenham, SN15 1PT

Asking Price £279,950

Located opposite the entrance to the ever popular John Coles park, 0.3 miles walk to Chippenham's Main Line Train Station and 3.5 Miles to Junction 17 of the M4 Motorway a Period Terrace home benefitting from a number of recent improvements whilst also retaining a number of character features. Comprising; entrance hall with original tiled floor, lounge and separate dining room, kitchen and utility area, two double bedrooms and modern bathroom suite with free standing bath and separate walk in shower cubicle. To the rear is an enclosed garden with gated rear access.

Entrance Hall



Stained glass front door, radiator, original tiled floor, stairs to the first floor and door to the dining room.



Lounge 10'08" x 10'07" (3.25m x 3.23m)



Double glazed bay window, laminate flooring, triple column radiator, feature fire place with hearth, opening to the dining room.



Dining Room 12'03" x 11'04" (3.73m x 3.45m)



Double glazed window to the rear, radiator, laminate flooring, feature fire with tiled hearth, under stairs storage cupboard and original fitted storage, door to the kitchen.



Kitchen Area 8'11" x 8'09" (2.72m x 2.67m)



Double glazed window to the side, opening to the utility area, Vinyl flooring, floor and wall mounted units, gas hob, electric oven, stainless steel sink and drainer and space for a fridge/freezer.

Utility Area 9'01" x 4'08" (2.77m x 1.42m)

Double glazed French doors to the rear leading in to the garden, replacement gas fired boiler, plumbing for a washing machine, space for a dish washer and radiator.

Landing

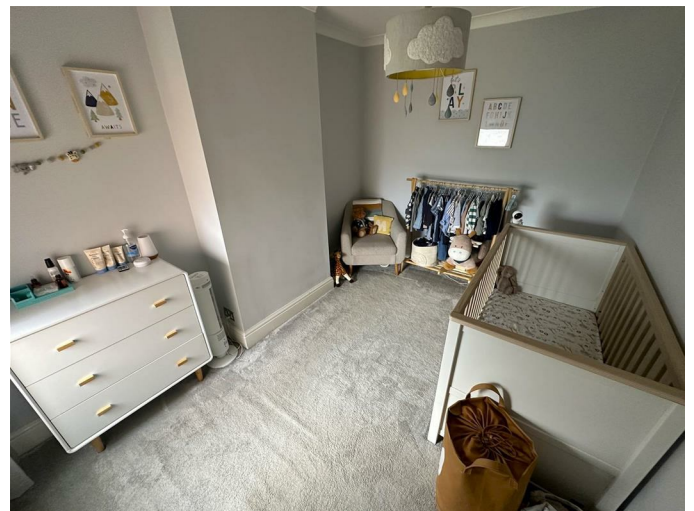
Loft access, doors to the bedrooms and bathroom and storage cupboard.

Bedroom One 14'02" x 10'09" (4.32m x 3.28m)



Two double glazed windows to the front with views in to John Coles Park, radiator, chimney breast with inset wardrobes.

Bedroom Two 12'03" x 8'08" (3.73m x 2.64m)



Double glazed window to the rear and radiator.

Bathroom 12'03" x 8'08" (3.73m x 2.64m)



Newly fitted suite; double glazed window to the rear, tiled floor, toilet, wash hand basin, free standing bath, radiator and walk in shower cubicle with Rainfall style shower head.

Rear Garden



With gated rear access, pathway leading to the back doors of the house, lawn, hardstanding and garden shed.

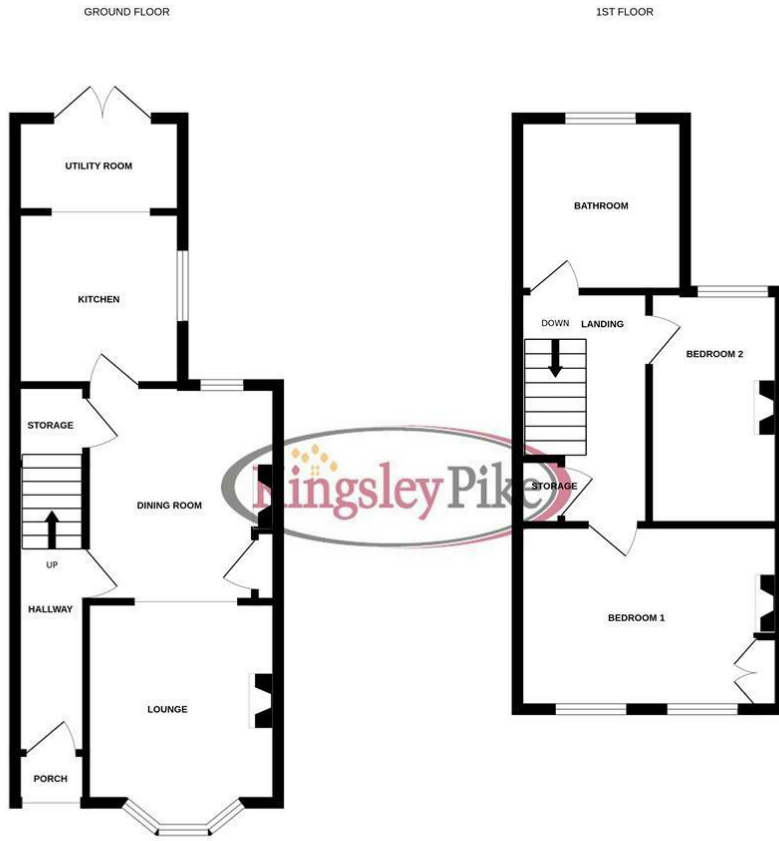
Tenure

We are advised via the .Gov website that the property is FREEHOLD.

Council Tax

We are advised via the .Gov website that the Council tax band is B.

Floor Plan



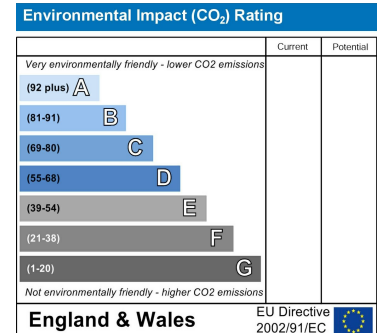
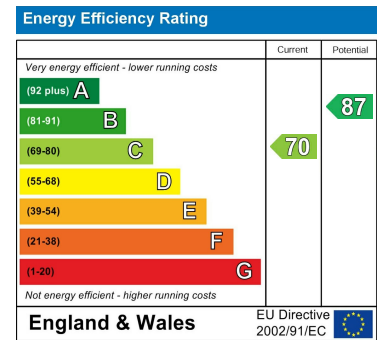
2 BEDROOM TERRACE HOME

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 is given as to their operability or efficiency can be given. Made with Metropix ©2023

Area Map



Energy Efficiency Graph



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