



49 Bristol Road, Chippenham, SN15 1NT

£395,000

A renovated and imposing semi detached home with accommodation arranged over three floors and a mature, circa 200ft rear garden laid predominantly to lawn located within only 0.3miles of Sheldon and Hardenhuish Secondary Schools. Internally comprising: entrance hall, lounge, separate dining room/reception two, kitchen, utility room and cloakroom. On the first floor there are two bedrooms, family bathroom and stairs leading to the second floor with a further two bedrooms. A fantastic family home in an extremely convenient location. NO ONWARD CHAIN.

Redwood, Bristol Road



Conveniently located for access in and out of Chippenham as well as being 0.2 Miles from Sheldon Secondary and 0.3 miles from Hardenhuish Secondary School Redwood on Bristol Road would make a fantastic family home.

To the front of the property is an area of garden laid to shingle stone with gated side access to the rear garden and front door leading in to the property.

The entrance hall with laminate flooring and tall feature radiator gives access to the lounge, formal dining room/reception two and the kitchen/breakfast room.

The light and spacious lounge has a bay window to the front, radiator and spotlighting. The dining room offers further reception space and too has spotlighting and natural light from the double glazed window to the side.

The kitchen/breakfast room with brand new navy blue floor and wall units, integral appliances including an electric oven gas hob, dishwasher and fridge/freezer. There is a window to the side, French doors to the garden, space for a dining table and chairs and a tiled floor that flows in to the utility room with plumbing and space for further appliances, door to the garden and door to a toilet.

On the first floor doors lead to two generous double bedrooms as well as the spacious family bathroom comprising; tiled floors and part tiled walls, toilet, wash hand basin with vanity storage, towel radiator, toilet, bath and separate shower cubicle.

A further staircase leads to the second floor landing with Velux window and a further two bedrooms. The rear bedroom offers views over the garden.

At the rear the garden is laid to an area of shingle stone with gated side access and a circa 200ft lawn leading from the back of the property. Within the garden there are a number of elements including a mature Apple Tree halfway down the garden. Whilst currently a relatively blank canvas, it has huge potential to create an exciting outdoor space.

Car Parking is available on Bristol Road and surrounding roads.

Renovated throughout and with N Onward Chain it has much to offer.

Entrance Hall



Lounge 13'07" x 10'05" + bay (4.14m x 3.18m + bay)



Dining Room 12'09" x 11'09" (3.89m x 3.58m)



Kitchen/Breakfast Room



Utility Room



Landing



Cloakroom



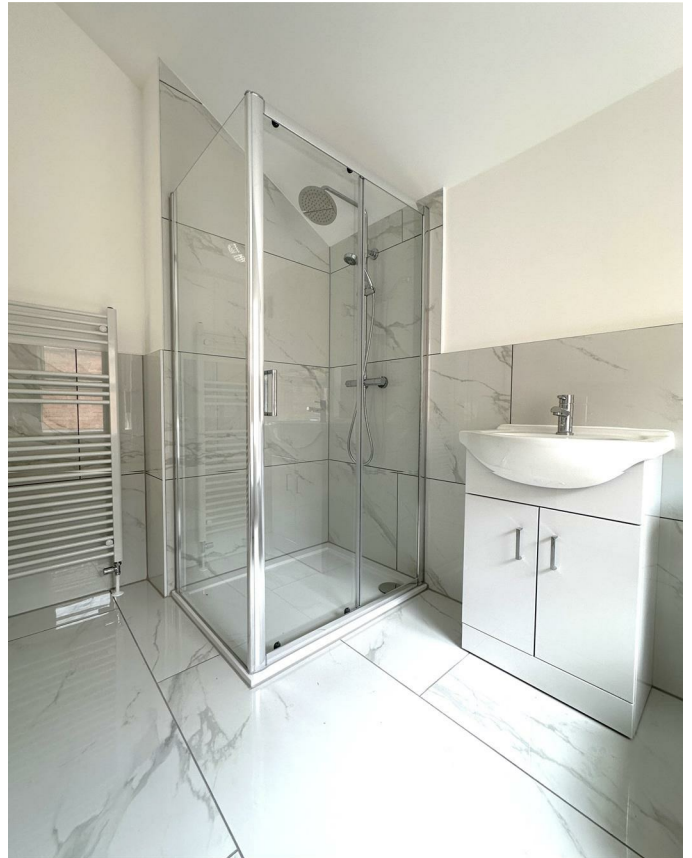
**Bedroom One 17'07" x 10'09" maximum
(5.36m x 3.28m maximum)**



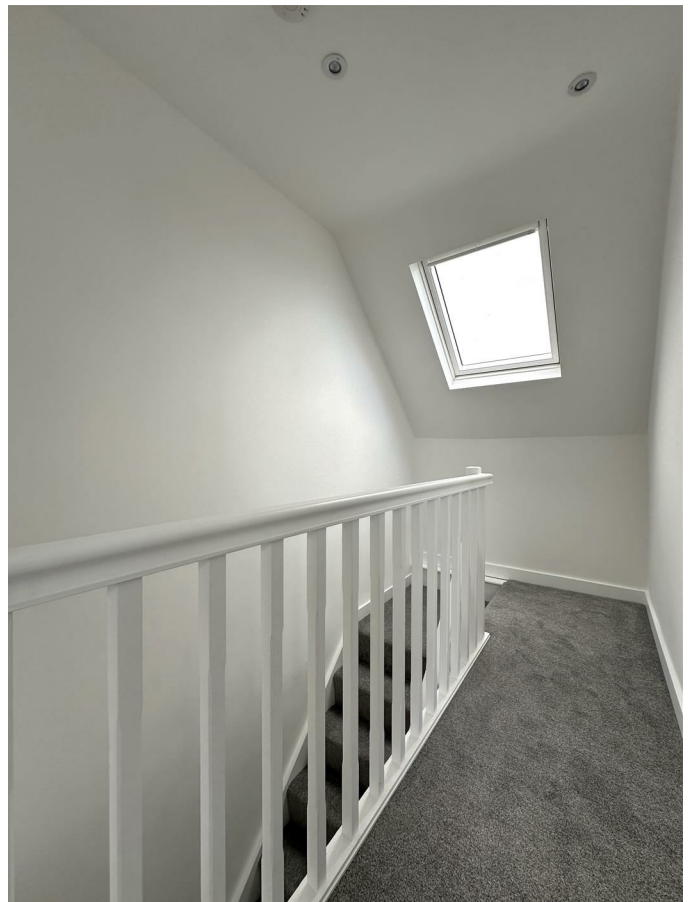
Bedroom Two 13'06" x 11'06" (4.11m x 3.51m)



Bathroom 9'08" x 8'03" (2.95m x 2.51m)



Second Floor Landing



**Bedroom Three 17'07" x 9'06" maximum
(5.36m x 2.90m maximum)**



**Bedroom Four 12' x 10'11" maximum (3.66m
x 3.33m maximum)**



Rear Garden





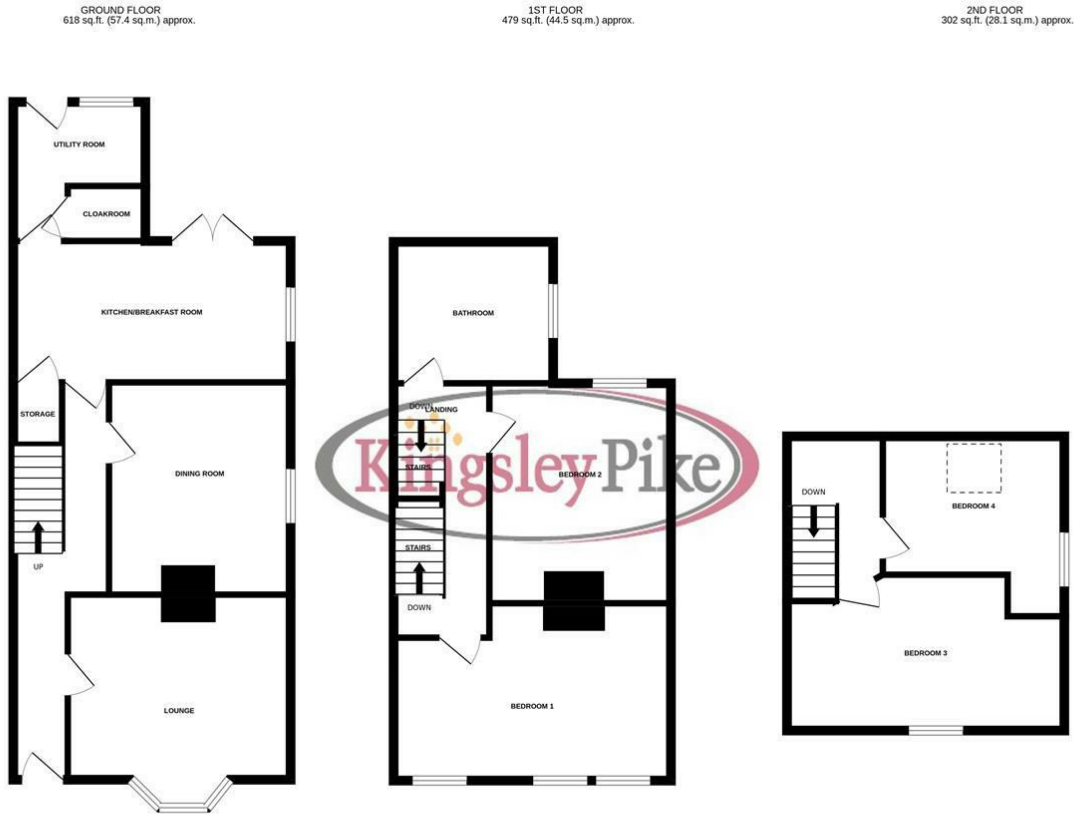
Tenure

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

Council Tax

We are advised that the property is band C.

Floor Plan

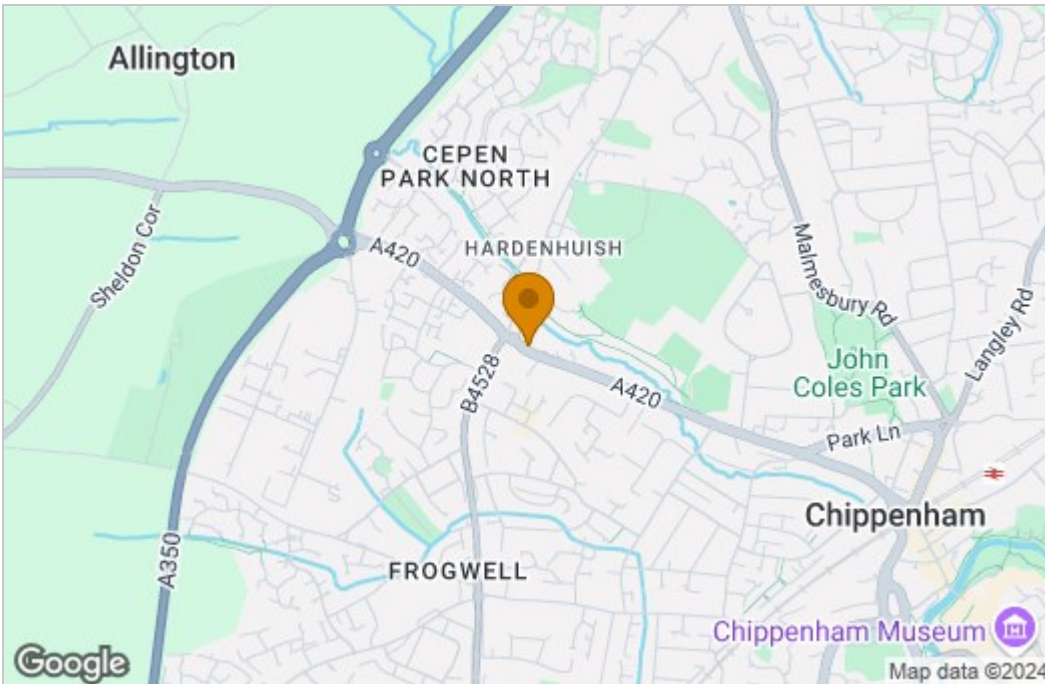


FOUR BEDROOM SEMI DETACHED HOUSE

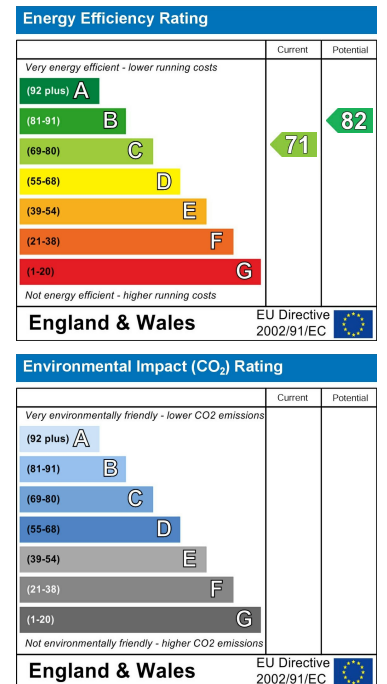
TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

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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