



**16 Meadow Close, Chippenham, SN14 0TE**

**£244,500**

\*\*\*\*\*SINGLE GARAGE\*\*\*\*\* Located on the Western side of Chippenham, close to Queens Crescent Primary School and convenience store, a two bedroom terrace house situated in a cul de sac. To the rear of the property there is an enclosed garden. The property benefits from a garage and two parking spaces, further benefits include double glazing and gas central heating. Good road access to both the town centre and links to the M4 motorway.



**Porch 5'10" x 3'10" (1.78m x 1.17m)**  
Front door into porch with double glazed windows.

**Living / Dining Room 21'10" x 14'11"**  
**narrowing to 7'06" (6.65m x 4.55m**  
**narrowing to 2.29m)**



Double glazed window to front, double glazed door to garden, radiator, opening to kitchen, stair case to first floor.



**Fitted Kitchen 9'05" x 6'11" (2.87m x 2.11m)**



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer.

#### **Landing**

Doors to both bedrooms and bathroom, access to loft.

**Bedroom One 11'11" x 11'08" (3.63m x 3.56m)**



Double glazed window, built in wardrobe, radiator.

**Bedroom Two 9'10" x 8'03" (3.00m x 2.51m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, panelled bath over bath shower, pedestal hand basin, W.C, ladder radiator.

**Outside**

**Garden**



To the rear there is an enclosed garden with lawn and personal door to garage, outside tap.

**Garage 16'10" x 8'01" (5.13m x 2.46m)**

Power and light.

**Tenure**

GOV.UK advise Freehold

**Council Tax Band**

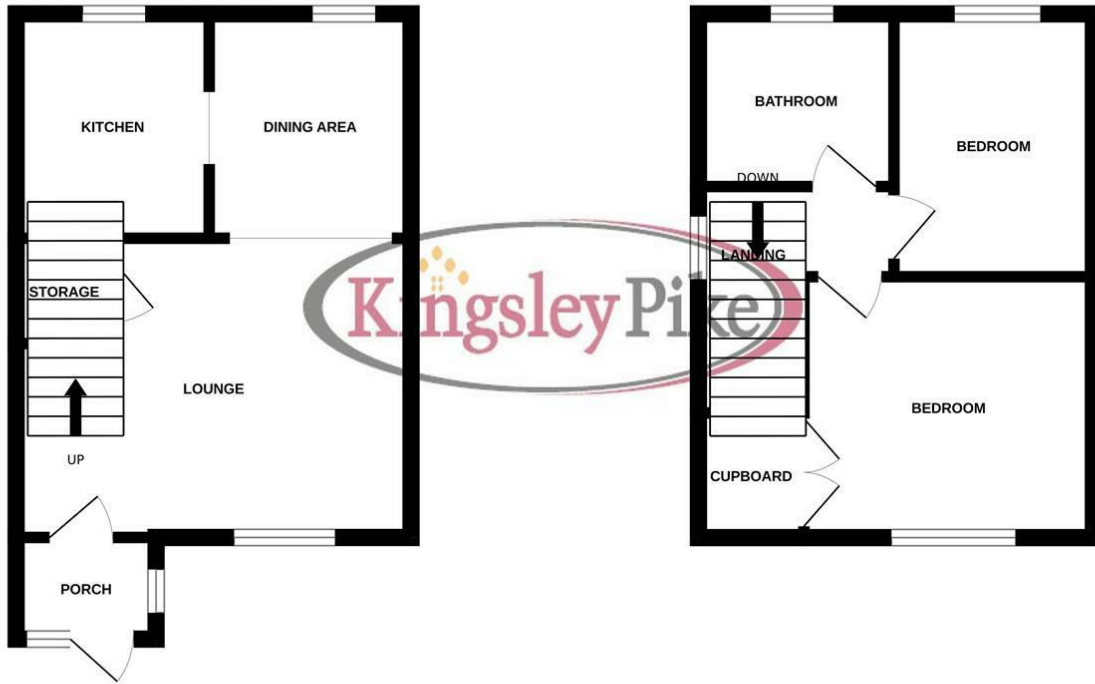
GOV.UK advise Band B.



# Floor Plan

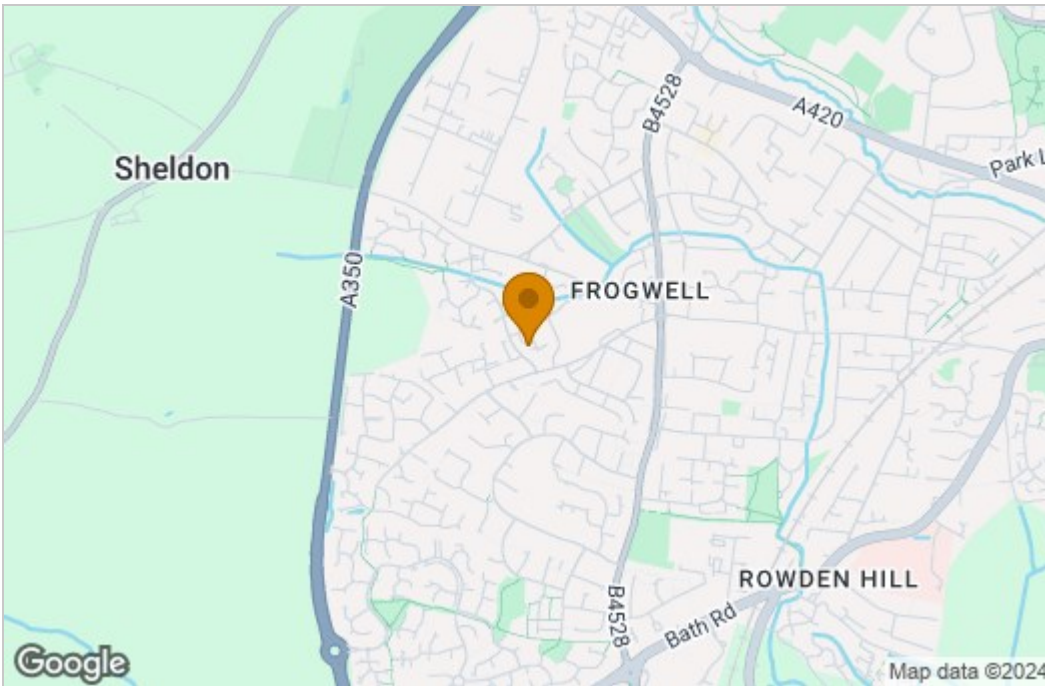
GROUND FLOOR

1ST FLOOR

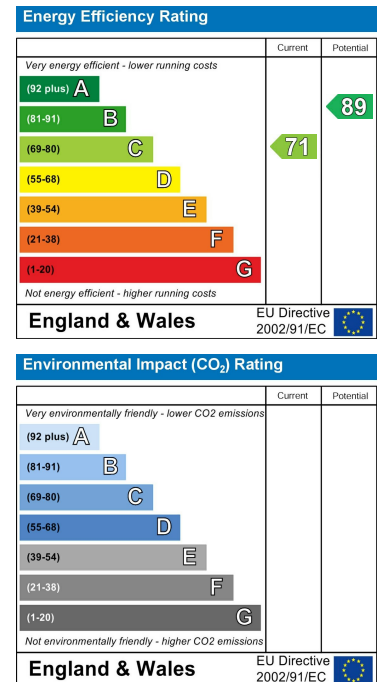


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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