



115 Malmesbury Road, Chippenham, SN15 1PZ

£489,950

A well presented, extended three bedroom mature semi detached home located within walking distance to John Coles Park, Hardenhuish and Sheldon Secondary Schools and the town centre with main line rail serving London Paddington. To the rear is a long enclosed garden with a range of shrubs, flower beds and borders, to the front a driveway provides off road parking for several cars. There is a garage with separate workshop which could be converted to home office. The property also provides potential for further extension to the loft space, subject to relevant planning permissions. Further benefits include double glazing and gas central heating. NO ONWARD CHAIN.

Entrance Hallway



Front door leads into entrance hallway, quarry tiled floor, double glazed window to side, staircase to first floor, radiator with decorative screen, under stairs cupboard housing gas boiler, lobby with built in cloaks cupboard, further door to kitchen and cloakroom.

Cloakroom



Double glazed window, W.C, hand basin with cupboard under, radiator.

Living Room



Double glazed bay window, feature fireplace, wood flooring, radiator, return door to hallway, currently blocked up but could be re opened if required.



Dining Room



Double glazed French doors to garden, feature fireplace, wood flooring, radiator.

Extended Kitchen / Breakfast Room



Double glazed windows to both side and rear, two Velux skylights, granite work tops with a range of cupboards and drawers, inset stainless steel sink with grooved drainer, integrated 'NEFF' dishwasher, built in pantry with power and light, inset 'NEFF' gas hob with cooker hood and fitted double 'NEFF' electric ovens, further wood work top with plumbing and space for washing machine, plumbing and space for American Style Fridge/Freezer, ladder radiator, 'Amtico' flooring.



Landing



Double glazed window to side, built in cupboard with radiator, access to loft which is boarded.

Bedroom One



Double glazed window over looking the garden, picture rail, fireplace, radiator.

Bedroom Two



Double glazed bay window, picture rail, fireplace, radiator.

Bedroom Three



Double glazed window, radiator, fitted wardrobe.

Family Bathroom



Double glazed window, freestanding roll top bath, tiled shower cubicle, pedestal hand basin, W.C, ladder radiator.

Outside

Front

To the front of the property there is a driveway providing off road parking, gated side access to the rear.

Rear



A well tended mature garden, enclosed and laid mainly to lawn with flower beds and borders, greenhouse, timber shed.

Summerhouse with store. Summerhouse (8'10" x 8'10") - windows with doors to garden, power and light.

Store on the rear of the Summerhouse (8'10" x 4'03") - light.

Outside security light, outside tap.



Summerhouse 8'10" x 8'10" (2.69m x 2.69m)



Workshop / Office 11'05" x 9'04" (3.48m x 2.84m)

Double glazed window, power and light.

Garage 14'10" x 9'06" (4.52m x 2.90m)

Up and over door, double glazed window, power and light, electrical consumer unit, personal door to garden.

Council Tax Band

GOV.UK Advise Band D

Tenure

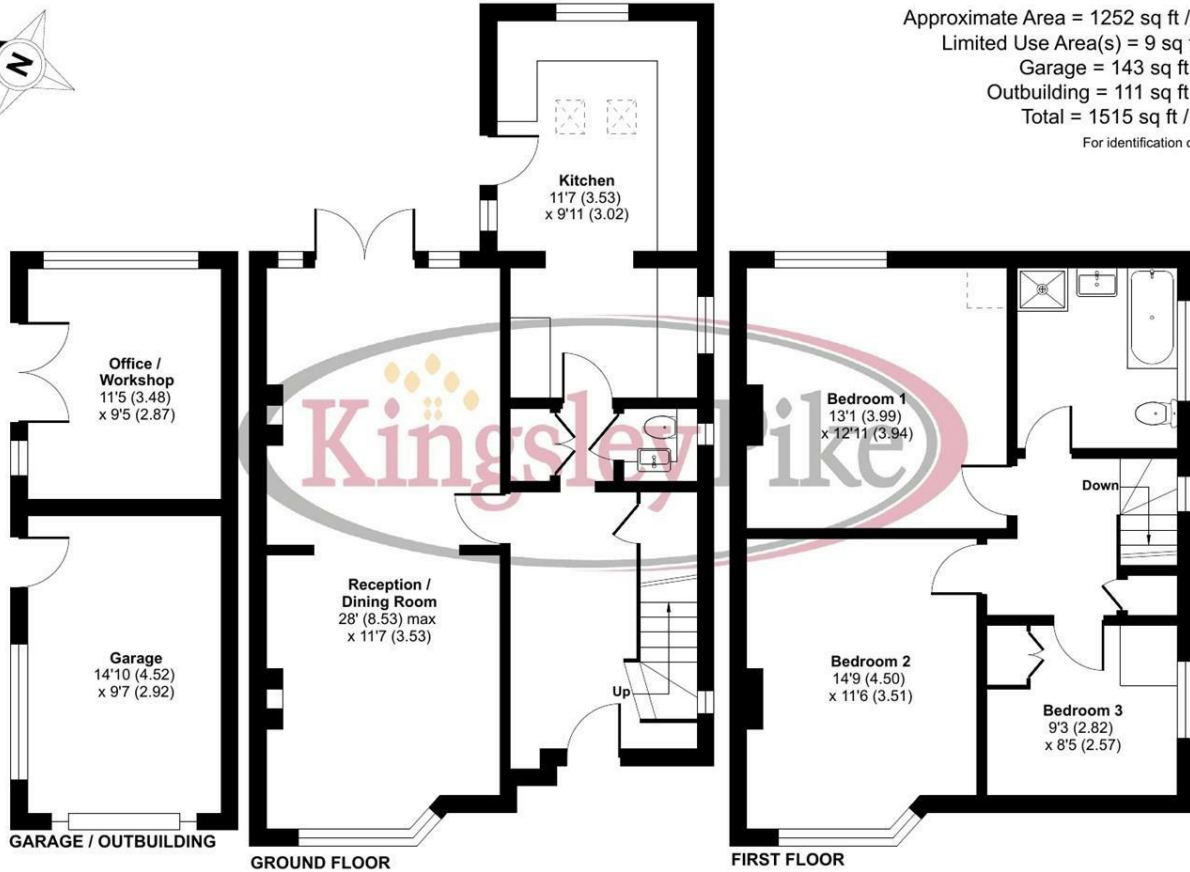
GOV.UK advise Freehold.

Floor Plan

Malmesbury Road, Chippenham, SN15

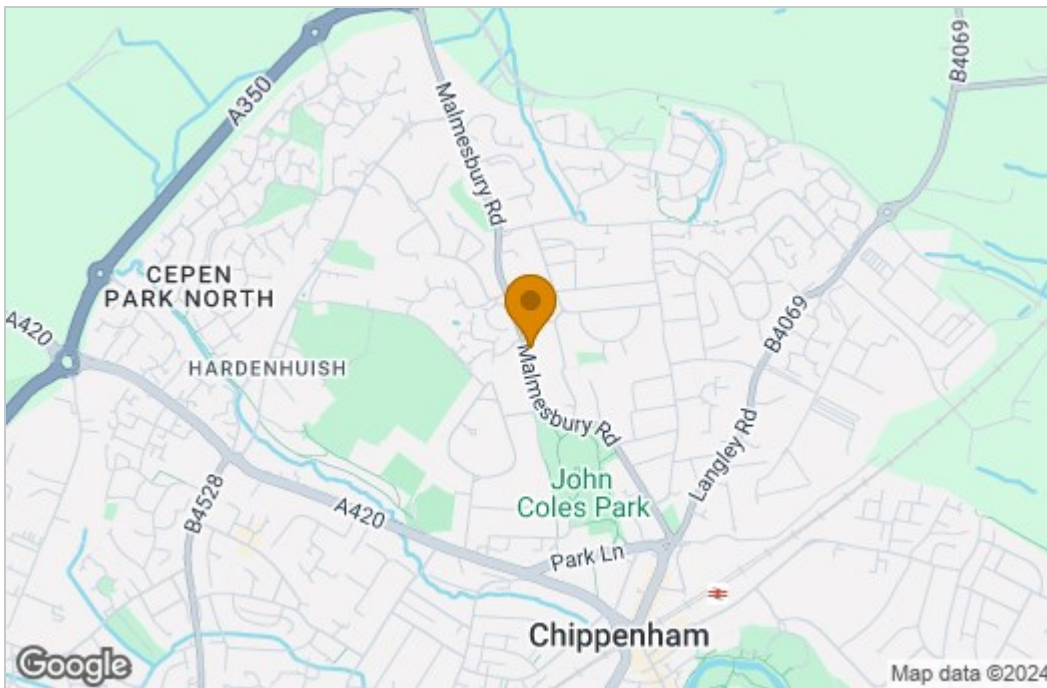


Approximate Area = 1252 sq ft / 116.3 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Garage = 143 sq ft / 13.2 sq m
 Outbuilding = 111 sq ft / 10.3 sq m
 Total = 1515 sq ft / 140.6 sq m
 For identification only - Not to scale

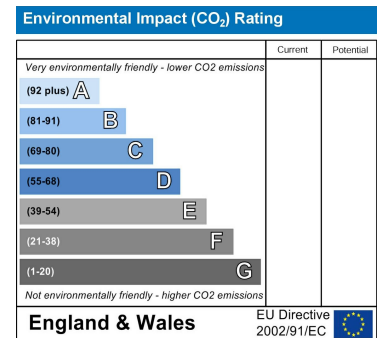
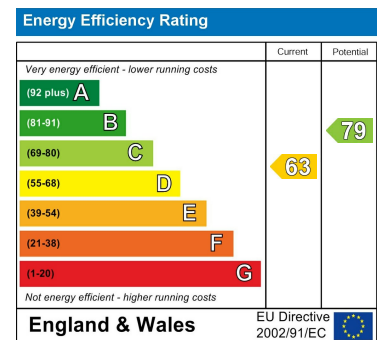


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Kingsley Pike. REF: 1173187

Area Map



Energy Efficiency Graph



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