



**14 Colborne Close, Chippenham, SN15 3TW**

**£197,500**

Offering two private parking spaces and a generous landscaped rear garden this one bedroom home would make the perfect first time buy. The entrance porch leads in to a lounge with its vaulted ceiling flowing through to the kitchen/dining space and a doorway leads to the sun room. The staircase leads to the first floor where there is a double bedroom and bathroom. Offered for sale with NO ONWARD CHAIN.

### Entrance Porch

Double glazed front door and opening in to the lounge.

### Lounge 14'04" x 12'01" (4.37m x 3.68m)



Double glazed window to the front, stairs to the first floor, vaulted ceiling, electric heater and opening to the kitchen.



### Kitchen/ Dining Room 14'04" x 9'09" (4.37m x 2.97m)



Part tiled floor, double glazed window to the rear, double glazed door leading to the sun room, range of floor and wall mounted units, electric hob, electric oven, extractor fan, stainless steel sink and drainer, plumbing for a washing machine and space for a fridge/freezer.





### Sun Room



Double glazed windows and double glazed door to the garden.

### Landing

Airing cupboard and doors to the bedroom and bathroom.

### Bedroom 11'08" x 9'08" (3.56m x 2.95m)



Double glazed window to the rear and internal window to the front.

### Bathroom



Double glazed window to the rear, tiled floor and walls, bath, shower over with shower screen, toilet and wash hand basin.

## Rear Garden

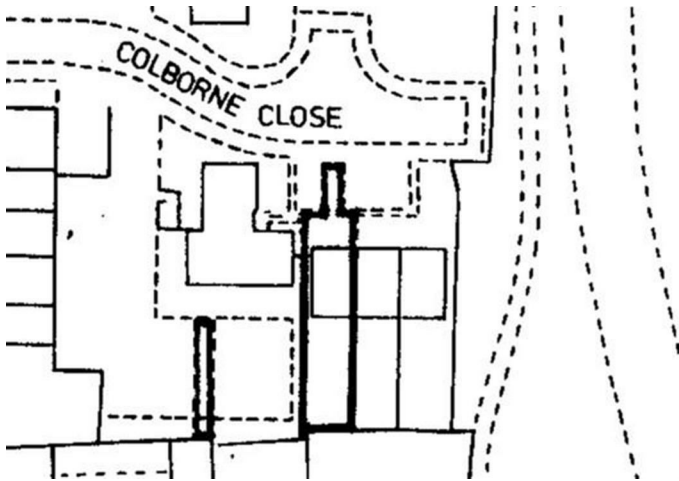


Landscaped garden, laid to areas of lawn, decking and shingle stone with mature shrubs and gated side access.

## Parking

There is a parking space directly to the front of the home as well as a further space in the car park behind.

## Tenure

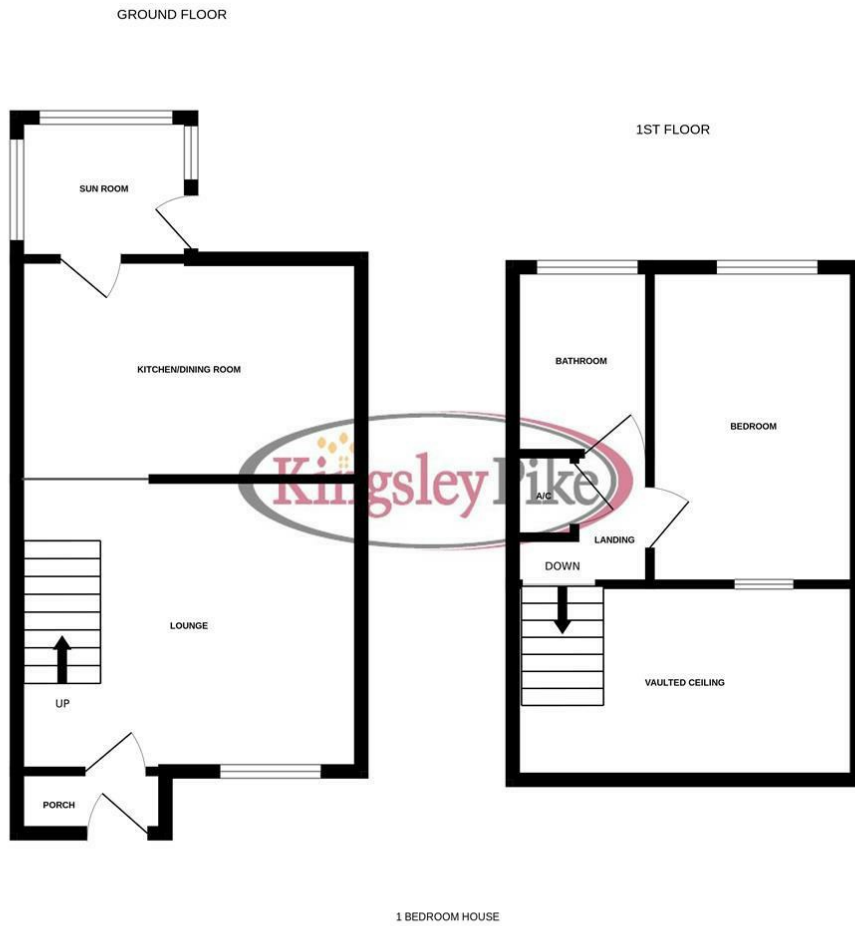


We are advised by the .gov website that the property is Freehold.

## Council Tax

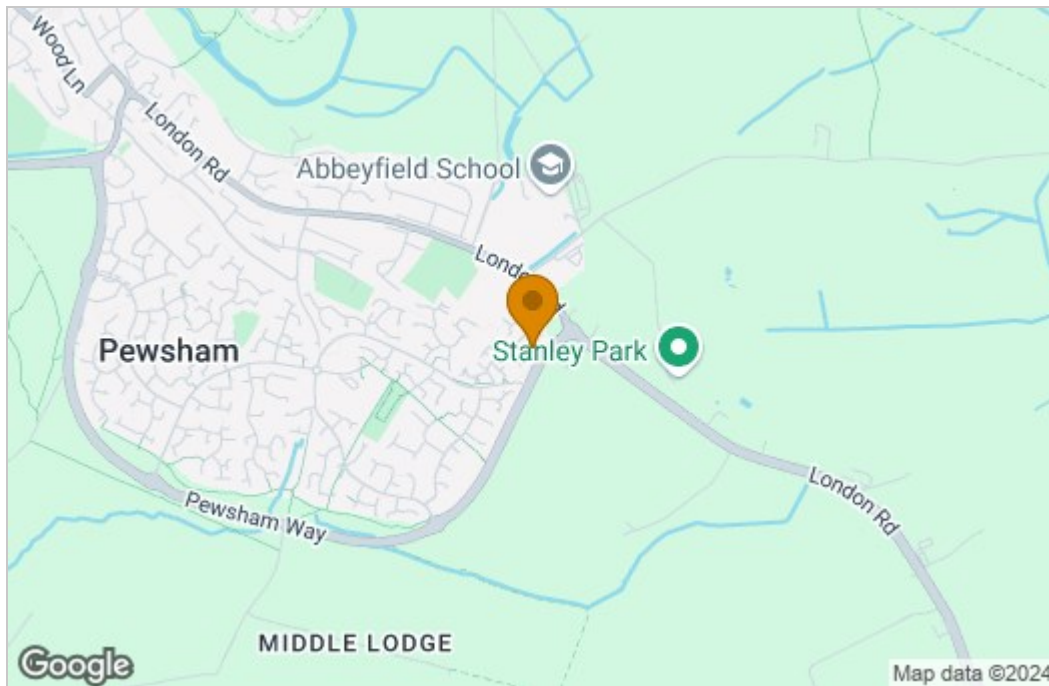
We are advised by the .gov website that the property is band B.

# Floor Plan

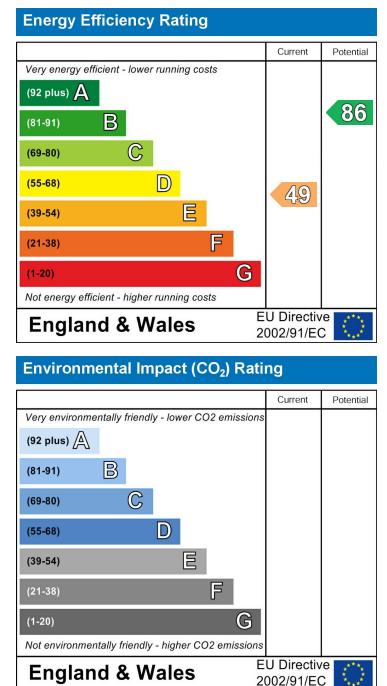


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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63 New Road, Chippenham, Wiltshire, SN15 1ES  
 Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>