



**15 Oak Road, Chippenham, SN14 0XJ**

**£399,950**

Located on the Western side of Chippenham, offering excellent road links to both the town centre and the M4 a well presented three bedroom detached house with double glazed conservatory. The property is located in a cul de sac position within walking distance to Queens Crescent Primary School and Sainsburys. To the rear there is an enclosed garden, to the front a double sided driveway provides off road parking and access to the garage. Further benefits include double glazing and gas central heating.



### **Entrance Hall**

Front door leads into hall.

### **Cloakroom**

Double glazed window, W.C, hand basin, radiator.

### **Living Room / Diner 24'11" x 10'08" (7.59m x 3.25m)**



Double glazed window to front, radiator, fireplace, door to stairs.



### **Dining Area**

Double glazed patio doors to conservatory, door to kitchen, radiator.

### **Conservatory 11'6" x 9'6" (3.51m x 2.90m)**



Double glazed conservatory, door to garden, electric heater.

### **Modern Fitted Kitchen / Breakfast Room 12'02" x 9'07" (3.71m x 2.92m)**



Double glazed window, door to garden, work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, wall mounted gas boiler.





## Landing

Doors to all bedrooms and bathroom, access to loft, built in cupboard housing hot water tank.

## Bedroom One 13'0" x 10'06" (3.96m x 3.20m)



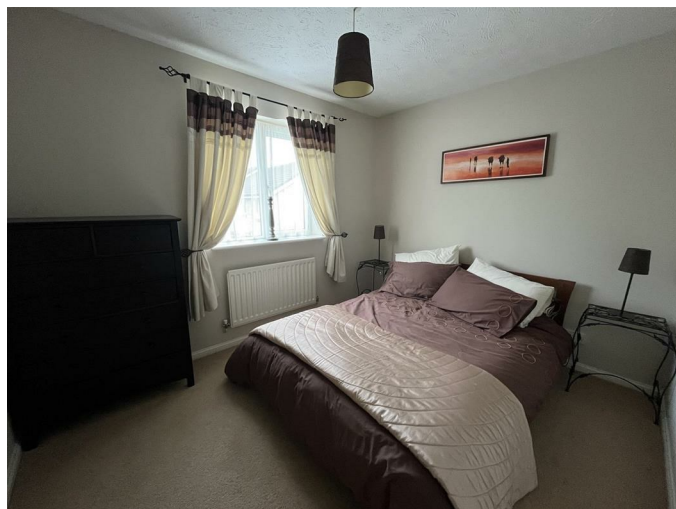
Double glazed window, radiator, built in wardrobes.

## En Suite Shower



Double glazed window, shower cubicle, hand basin, W.C, radiator.

## Bedroom Two 10'06" x 8'09" (3.20m x 2.67m)



Double glazed window, radiator.

## Bedroom Three 8'08" x 8'04" (2.64m x 2.54m)



Double glazed window, radiator.

## Bathroom



Double glazed window, panelled bath, mixer/spray shower attachment, hand basin with cupboards under, W.C, radiator.

## Outside



## Front

To the front of the property is an area of garden with double driveway for side by side parking.

## Rear



Enclosed garden, patio, gated side access.

## Garage

Roller door, power and light.

The garage has a temporary stud wall which provides one area 14'04 x 8'0" and front store area 8'0" x 3'03".

## Tenure

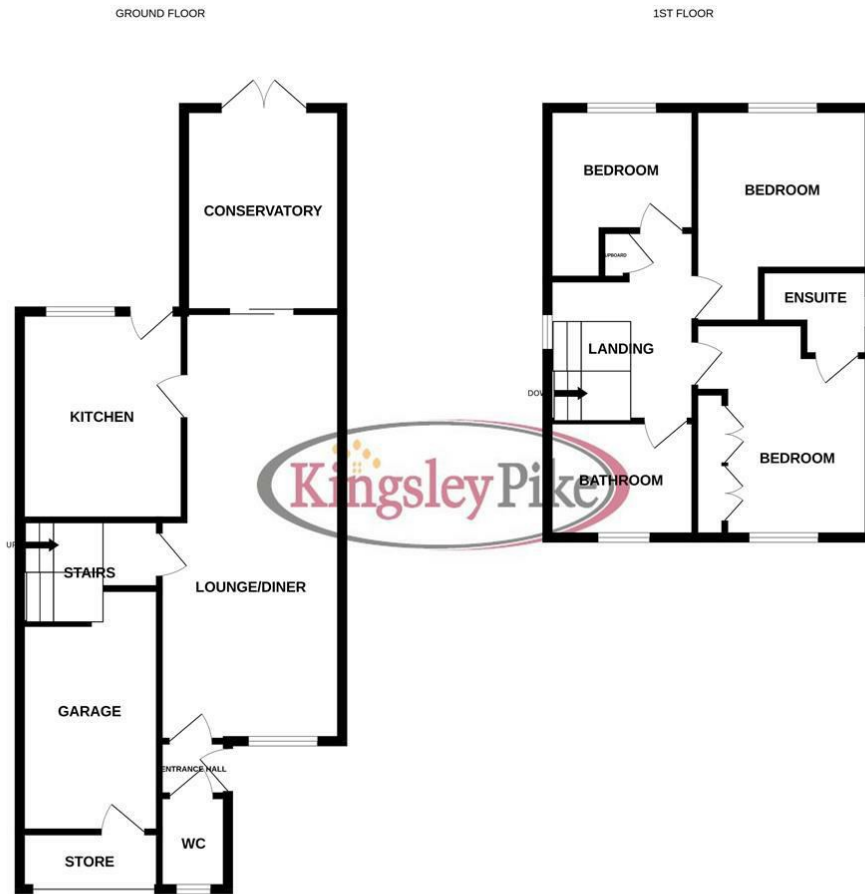
GOV.UK advise Freehold.

## Council Tax Band

GOV.UK advise Band D.

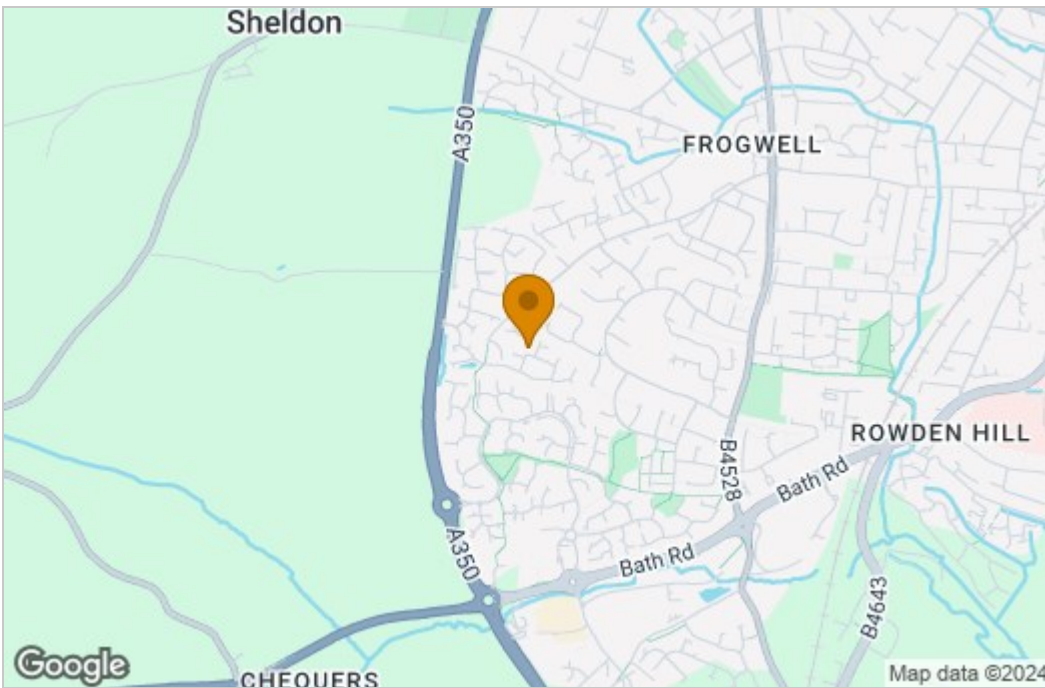


# Floor Plan

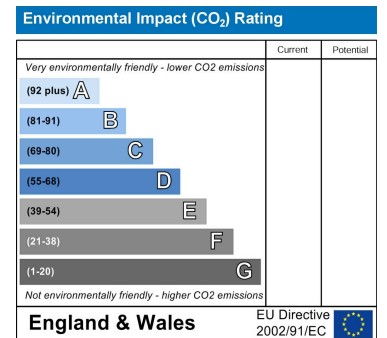
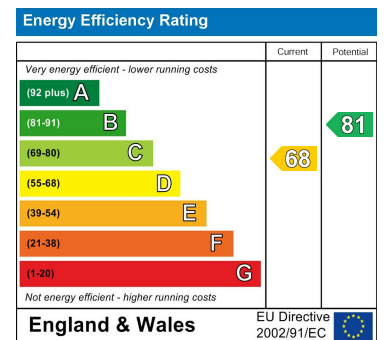


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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