



87 Hill Corner Road, Chippenham, SN15 1DR

£345,000

Located 0.3 miles from St Pauls Primary School and less than 1 mile from the entrances to Sheldon and Hardenhuish Secondary Schools with ample driveway parking, single garage and gardens it makes an ideal family home. The ground floor comprises; entrance hall, cloakroom, kitchen, 23' lounge/dining room and a conservatory. On the first floor there are four bedrooms and a bathroom with an additional shower cubicle in the main bedroom. There are a set of owned Solar Panels on the roof along with cavity wall insulation adding to the energy efficiency of this home.

Entrance Hall

Double glazed front door, laminate floor, radiator, door to the kitchen, door to the cloakroom, door to the lounge and stairs to the first floor.

Cloakroom

Double glazed window to the front, towel radiator, toilet and wash hand basin.

Kitchen 13'11" x 7'05" (4.24m x 2.26m)



Double glazed window to the front, double glazed door to the side, range of floor and wall mounted units, stainless steel sink, electric oven, induction hob, extractor fan, plumbing for a washing machine and dishwasher, integrated fridge.



Lounge/Dining Room 23'05" x 11'07" (7.14m x 3.53m)



Double glazed window and double glazed French doors to the rear, laminate flooring, two radiators, wood/coal effect gas fire and surround.



Conservatory 10'04" x 9'04" (3.15m x 2.84m)

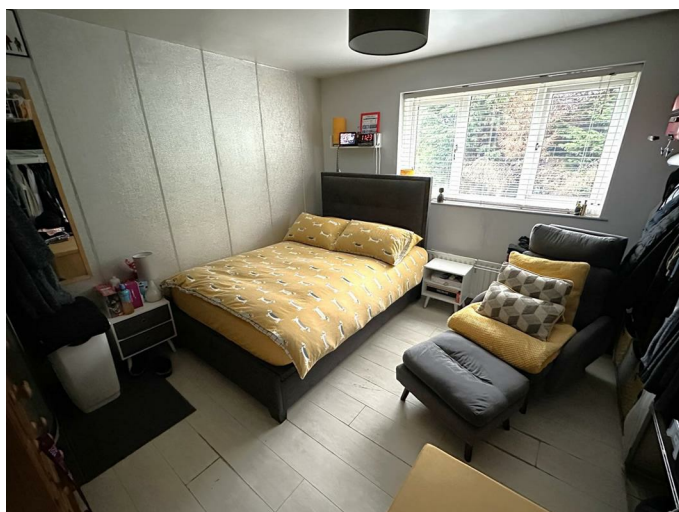


Double glazed windows and double glazed doors, tiled floor.

Landing

Double glazed window to the front, loft access which is partially boarded, doors to all rooms and airing cupboard which houses the gas fired Combi boiler.

Bedroom One 12'03" x 11'07" (3.73m x 3.53m)



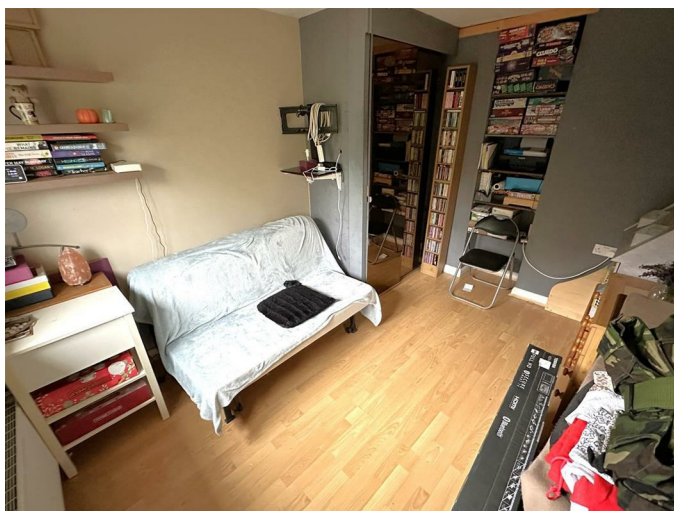
Double glazed window to the rear, laminate floor, radiator and shower cubicle (3'10" x 2'10")

Bedroom Two 11'08" x 11' (3.56m x 3.35m)



Double glazed window to the rear, laminate flooring and radiator.

Bedroom Three 11'05" x 8'09" (3.48m x 2.67m)



Double glazed window to the front, radiator, storage recess and fitted wardrobe.

Bedroom Four 7'07" x 7'06" (2.31m x 2.29m)

Double glazed window to the front, laminate flooring and radiator.

Bathroom



Double glazed window to the side, radiator, toilet, wash hand basin, bath with screen and shower over and vanity storage.

Garage 18'03" x 8'03" (5.56m x 2.51m)

Up and over door to the front, power and light.

Driveway



Ample parking on the gravelled driveway directly in front of the house as well as towards the entrance of the drive. There is a right of access across the centre of the driveway allowing the neighbouring property to the right to access their garage and drive.

Gardens



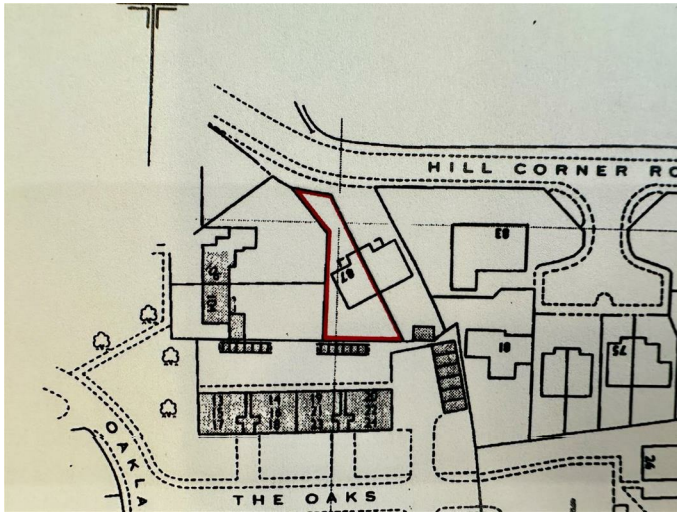
The Southerly facing gardens are located to the rear and side of the property with areas of gravelled seating, lawn and patio with shed storage and raised decking. Having both rear and side gardens provides areas of sun throughout the day.



Solar Panels

The property benefits from solar panels that are owned outright.

Tenure

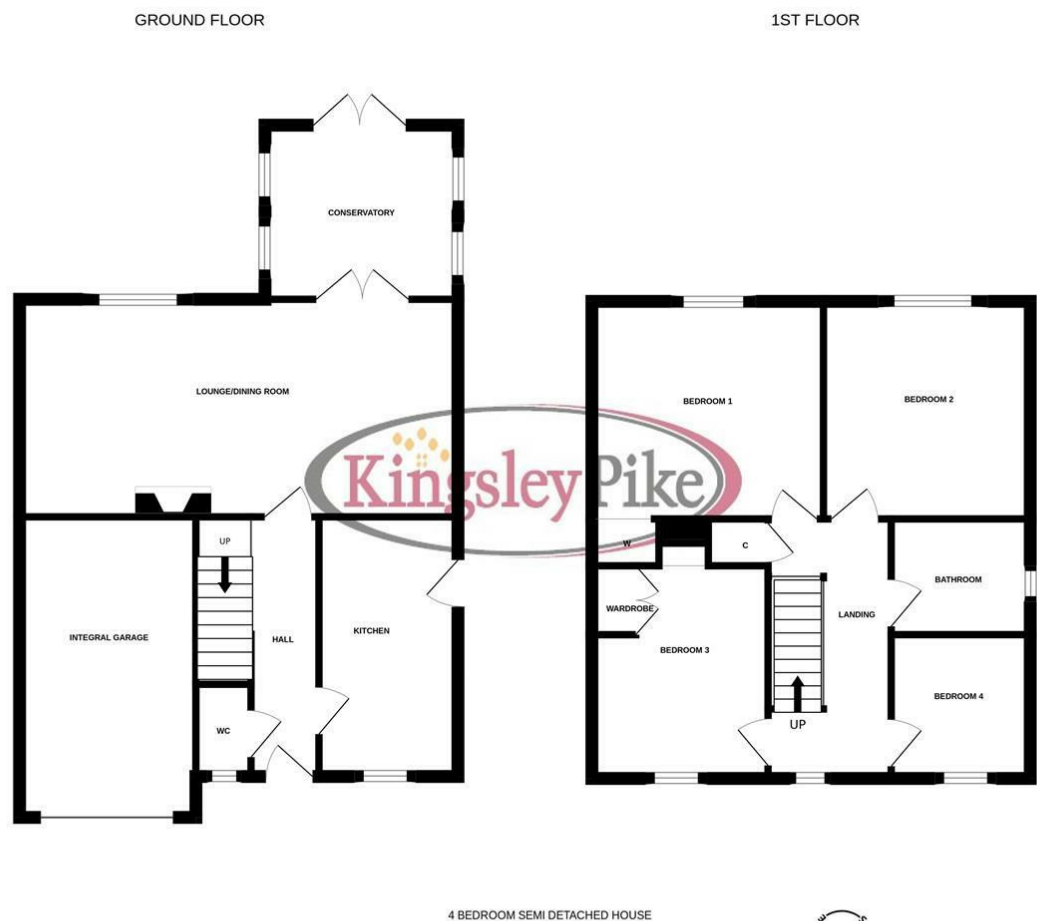


We are advised by the .gov website that the property is Freehold.

Council Tax

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

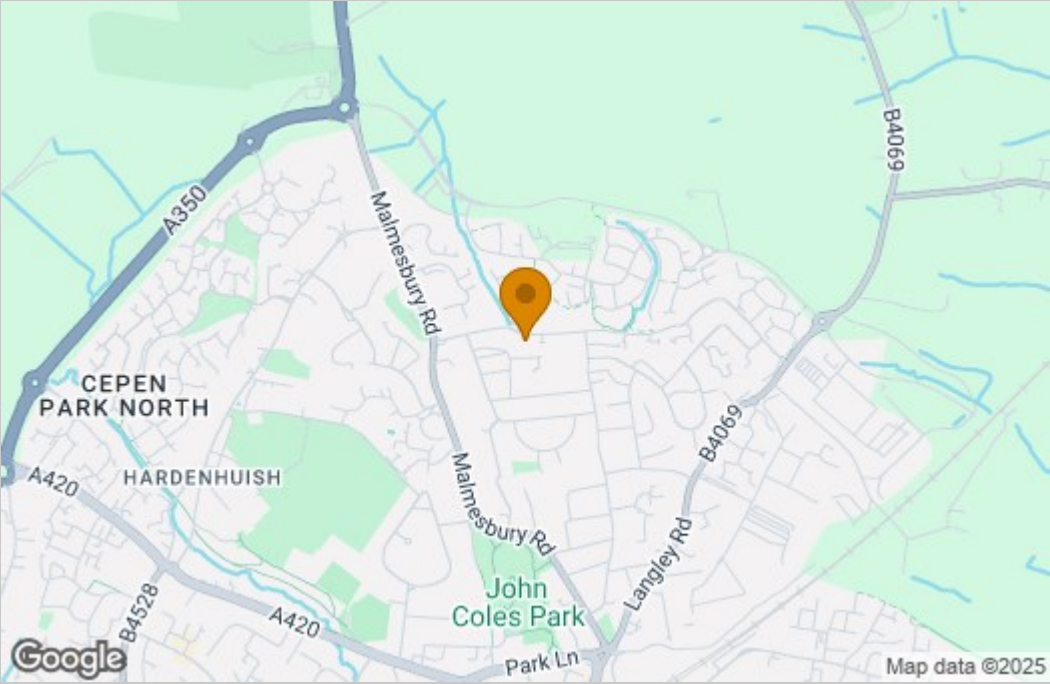
Floor Plan



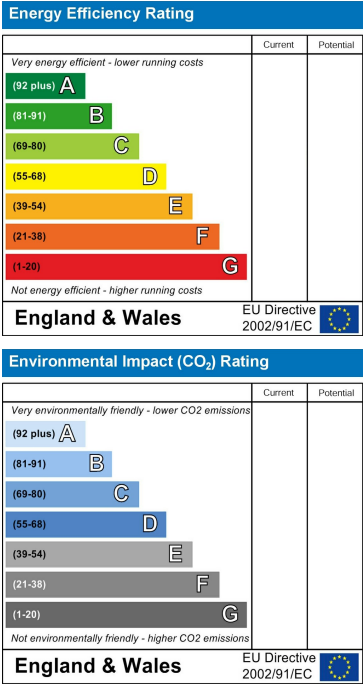
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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