



**10 Evans Close, Chippenham, SN15 1UD**  
**£285,000**

Located 0.5 miles walk from the Mainline Train Station serving London Paddington and only 4.2 miles drive from junction 17 of the M4 motorway an EXTENDED semi detached home in a cul de sac location with single garage and driveway. Well presented, its accommodation comprises; lounge, 17ft kitchen/dining room with French doors opening in to the garden, two double bedrooms and a bathroom. This is far more than a starter home!

**Lounge 19'05" x 11'08" (5.92m x 3.56m)**

Double glazed window to the front, radiators, laminate flooring, under stairs cupboard, stairs to the first floor and door to the extended kitchen/dining room.

**Kitchen/Dining Room 17' x 12'02" maximum (5.18m x 3.71m maximum)**

Double glazed French doors to the rear, two Velux windows, laminate flooring, tall feature radiator, space for a dining table and chairs, range of floor and wall mounted units, integral fridge/freezer, Washing machine, electric oven, gas hob, extractor fan, wall mounted gas fired boiler.





**Bedroom One 11'08" x 9'11" (3.56m x 3.02m)**



Double glazed window to the front, radiator and built in wardrobes.

**Bedroom Two 11'08" x 7'07" (3.56m x 2.31m)**



Double glazed window to the rear and radiator.



### **Landing**

Storage cupboard, doors to the bedrooms and the bathroom.

## **Bathroom 7'01" x 5'06" (2.16m x 1.68m)**



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

## **Garage**

Up and over door to the front, personal door to the rear, power, light and roof storage.

## **Driveway**

Parking for a car on the private driveway in front of the garage.

## **Garden**



West facing, laid to areas of patio and lawn with outside hot and cold taps and personal door in to the garage.

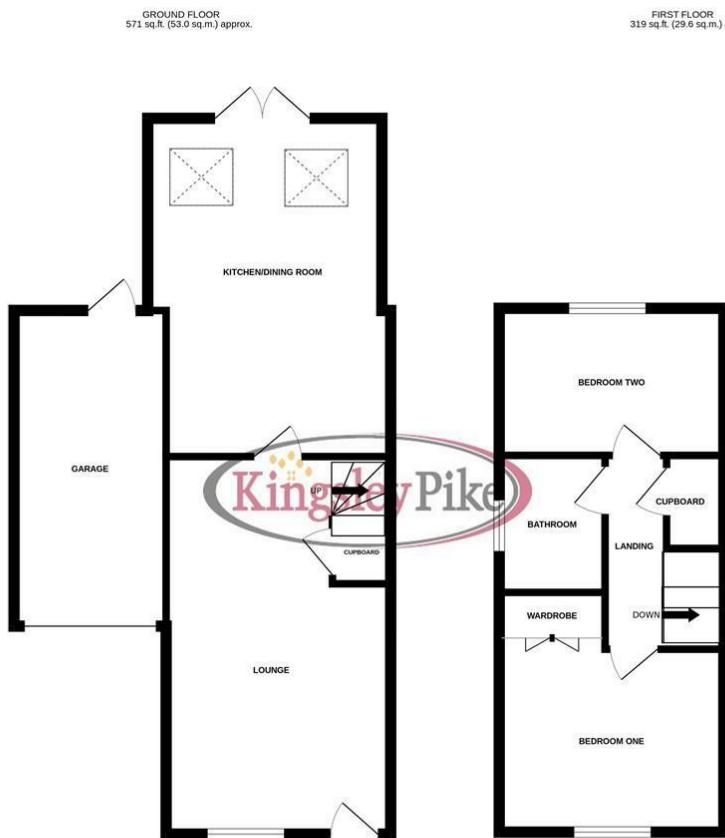
## **Tenure**

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 C.

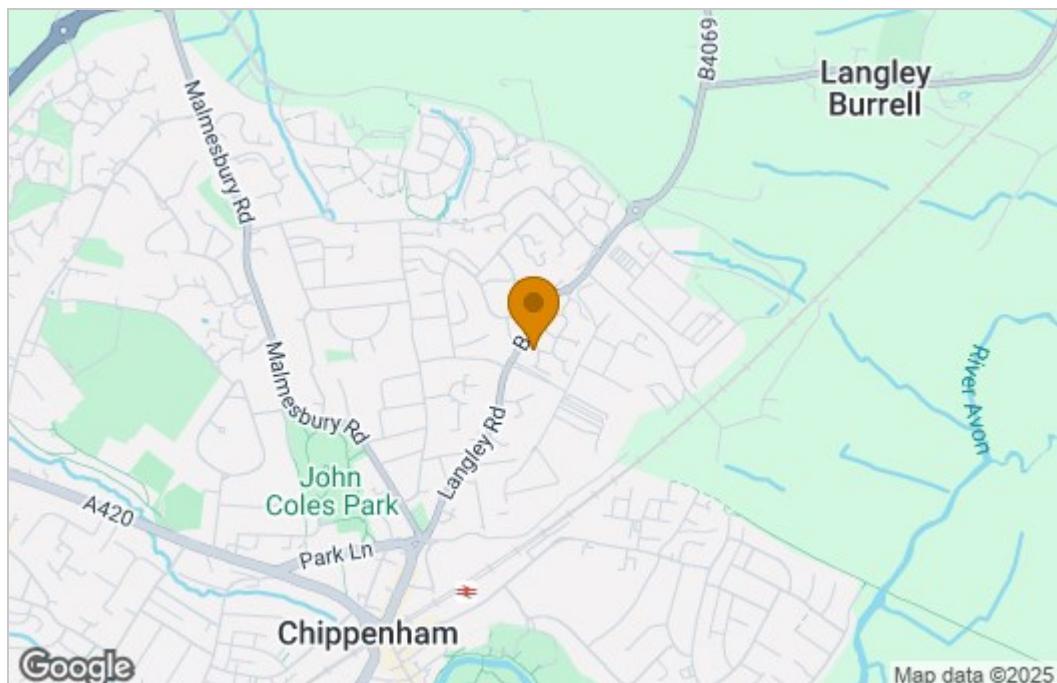
## Floor Plan



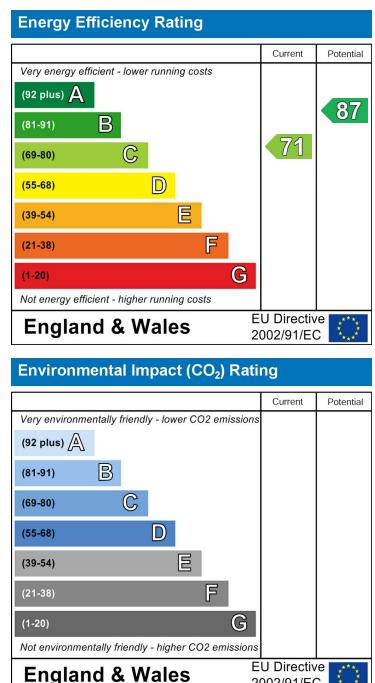
### EXTENDED TWO BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA: 890 sq ft. (82.7 sq.m.) approx.  
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 inaccuracy. Prospective purchasers should satisfy themselves as to the accuracy of these measurements. 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.