



**82b London Road, Chippenham, SN15 3AZ**

**£329,950**

Located within walking distance of the town centre, a modern four bedroom town house. The accommodation is arranged over three floors briefly comprising: Hall, Cloakroom, Living / Dining Room, Kitchen, Four Bedrooms and Two Bathrooms. The property benefits from double glazing and gas central heating. To the rear there is an enclosed garden laid to lawn. There is an allocated parking space. Countryside views to the rear.

## Ground Floor

### Entrance Hallway

Front door leads into hallway, staircase to first floor, radiator.

### Living / Dining Room 21'01" x 14'09" (6.43m x 4.50m)



Double glazed French doors to garden, two radiators, built in cupboard.

### Fitted Kitchen 11'01" x 7'05" (3.38m x 2.26m)



Double glazed window to front, laminated work tops with a range of cupboards and drawers, inset electric hob with cooker hood, fitted electric oven inset sink unit, plumbing and space for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler.

## First Floor

### Landing

Doors to bedrooms and bathroom, stair case to second floor.

### Bedroom One 14'10" x 11'0" (4.52m x 3.35m)



Double glazed window, radiator, countryside views.

### Bedroom Two 14'10" x 10'02" (4.52m x 3.10m)



Two double glazed windows, radiator.

### Bathroom

Panelled bath, over bath shower, pedestal hand basin, W.C. radiator.

## Second Floor

### Landing

Doors to Bedroom Three and four and also to bathroom.

**Bedroom Three 14'10" x 11'0" (4.52m x 3.35m)**



Double glazed window, radiator, countryside Views.

**Bedroom Four**



Double glazed window, radiator.

**Bathroom**

Double shower cubicle, hand basin with cupboard under, W.C.

**Outside**



**Front  
Parking**

**Rear**



Enclosed garden laid mainly to lawn with patio area.

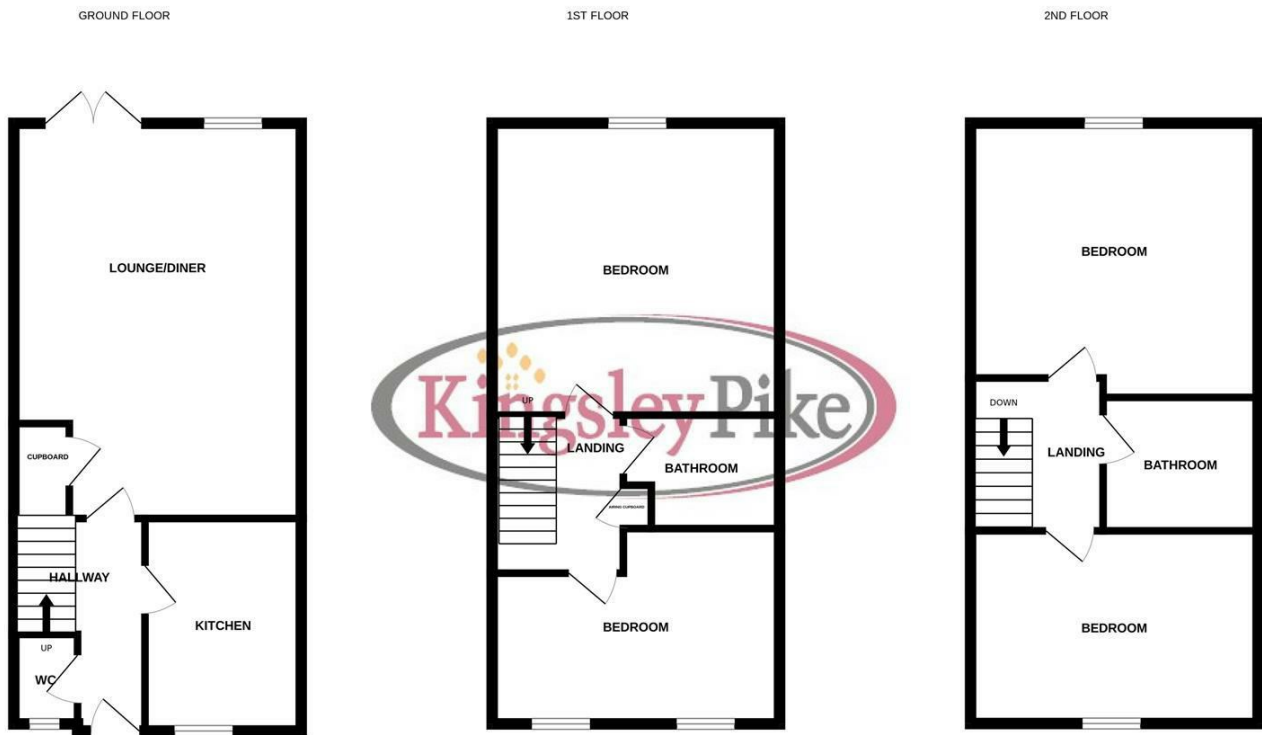
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

GOV.UK advise Band D

Floor Plan

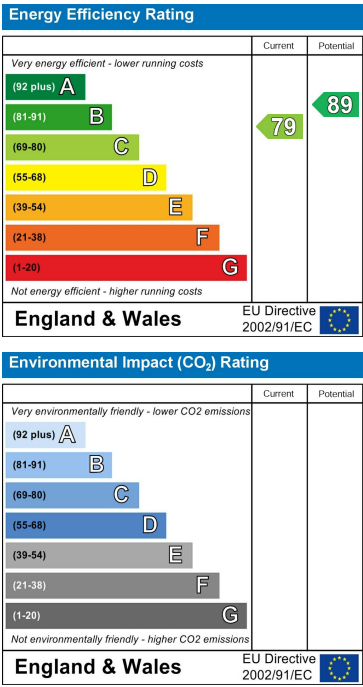


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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