



**23 Ashfield Road, Chippenham, SN15 1QQ**

**£282,500**

Located less than half a mile from the Mainline train station serving London Paddington and less than 100 meters from the entrance to the well regarded John Coles Park this is a home that could suit a variety of purchasers. The flexible accommodation comprises; entrance porch, lounge, dining room, kitchen, landing, bathroom, double bedroom to the front, further bedroom to the rear with staircase leading to the loft space which is currently used as an occasional bedroom. To the rear an established and well loved rear garden.



### Entrance Porch

Double glazed front door, quarry tile floor, door to the lounge.

### Lounge 14'09 x 11'11 max (4.50m x 3.63m max)



Double glazed window to the front, radiator, open fire with Marble surround, slate hearth and cast iron log basket. door leads to the dining room.



### Dining Room 14'10" x 11'10" (4.52m x 3.61m)



Double glazed door to the garden, opening to the kitchen, stripped floors, Chimney breast with open fire (not active) and stairs to the first floor.



### Kitchen 14'03" x 5'11 (4.34m x 1.80m)



Double glazed door and window to the side, tiled floor, range of floor and wall mounted units,



radiator, plumbing for a washing machine and dishwasher, space for a fridge/freezer, gas cooker and extractor fan.

### **Landing**

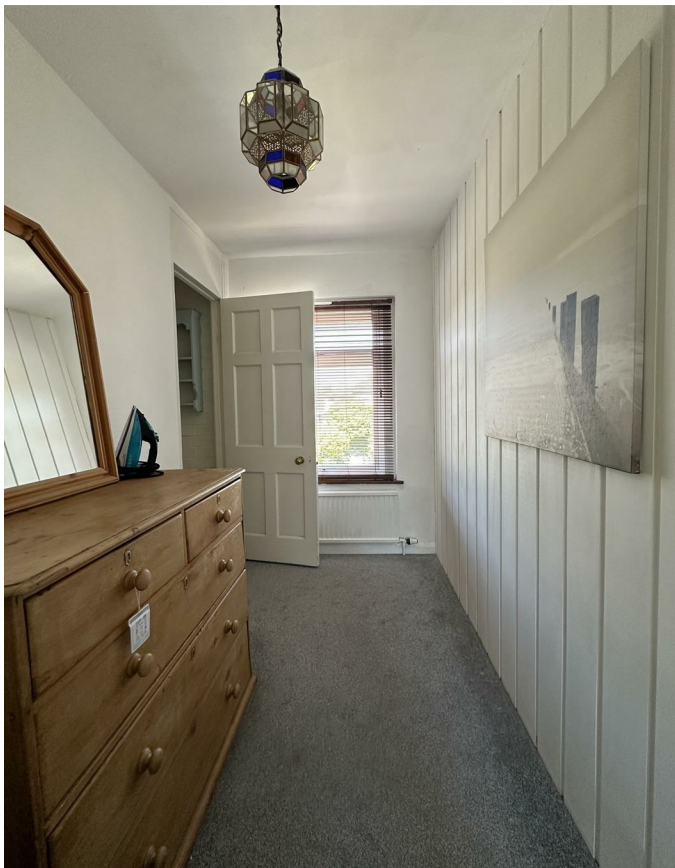
Doors to the bedrooms and the bathroom.

### **Bedroom One 14'11" x 10'07" (4.55m x 3.23m)**



Two double glazed windows to the front, radiator and cast iron fire place.

### **Bedroom Two 10'02" x 5'04" (3.10m x 1.63m)**



Double glazed window to the rear, radiator, door leading to the staircase to the loft space.

### **Bathroom 13'03" x 5'10" (4.04m x 1.78m)**



Double glazed window to the rear, stripped floor, radiator, wash hand basin, bath, shower attachment, toilet, cast iron fire place and cupboard to the side housing the gas fired boiler.

### **Loft Room**



The loft has been historically boarded with window, storage space and stairs leading from bedroom two. Whilst the current owner has this set up as a bedroom it is a boarded loft space.



## Rear Garden



A highlight of this home, the established and well cared for gardens offer a depth of planting with areas of patio, brick built BBQ and garden shed. There is gated access to the side leading across the neighbouring property.



### 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



TWO BEDROOM TERRACE

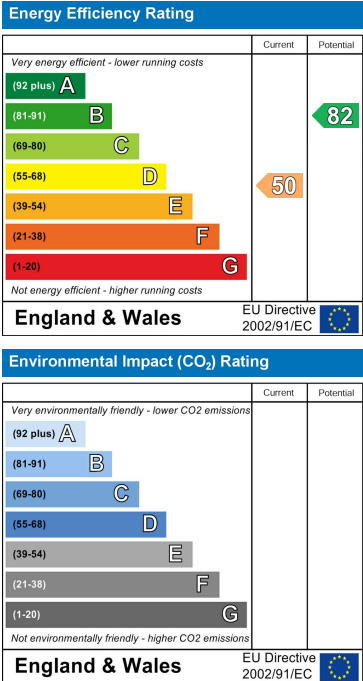
TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.

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 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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