



**26 Harvey Avenue, Chippenham, SN15 1UL**

**£320,000**

Located at the end of the cul-de-sac within the recently constructed Bird Marsh development, this well presented semi detached home offers two side by side parking spaces to the front and a generous enclosed garden to the rear. Internally comprising; entrance porch, lounge, kitchen/dining room with integrated appliances, cloakroom, three bedrooms, family bathroom and ensuite shower room. Perfectly located for access to the M4 motorway or secondary schools.

### Entrance

Double glazed front door, radiator, door to the lounge and door to the cloakroom.

### Cloakroom

Vinyl flooring, wash hand basin, toilet, radiator and extractor fan.

### Lounge 16'03" x 11'09 min (4.95m x 3.58m min)



Double glazed window to the front, radiator, stairs to the first floor, door to the kitchen/dining room.



### Kitchen/Dining Room 15'01 x 10'05 (4.60m x 3.18m)



Double glazed window to the rear, double glazed French door to the garden, radiator, LVT flooring, radiator, under stairs storage cupboard, space for a table and chairs, floor and wall mounted units, stainless steel sink and drainer, gas hob, electric oven, extractor fan, dishwasher (not active) fridge/freezer, washing machine and wall mounted gas fired boiler.



### **Landing**

Doors to all bedrooms and the bathroom. There is a cupboard over the stairs and loft access.

### **Bedroom One 11'11 x 8'06 (3.63m x 2.59m)**



Double glazed window to the front, radiator and door to the en suite.

### **En Suite**

Toilet, wash hand basin, shower cubicle, radiator, tiled floor and extractor fan.

### **Bedroom Two 10'02" x 8'06" (3.10m x 2.59m)**



Double glazed window to the rear and radiator.

### **Bedroom Three 8'09" x 6'03" (2.67m x 1.91m)**



Double glazed window to the front and radiator.

### **Bathroom 6'02" x 5'07" (1.88m x 1.70m)**



Double glazed window to the rear, radiator, vinyl flooring, tiled walls, toilet, wash hand basin, bath with shower screen and mains shower over.

### **Rear Garden**



Laid to areas of patio and lawn with raised beds, garden shed, outside tap and gated side access.

**Driveway**

There are two side by side parking spaces.

**Tenure**

We are advised by the .GOV website that the property is Freehold. There is an estate management fee which we await confirmation on the amount.

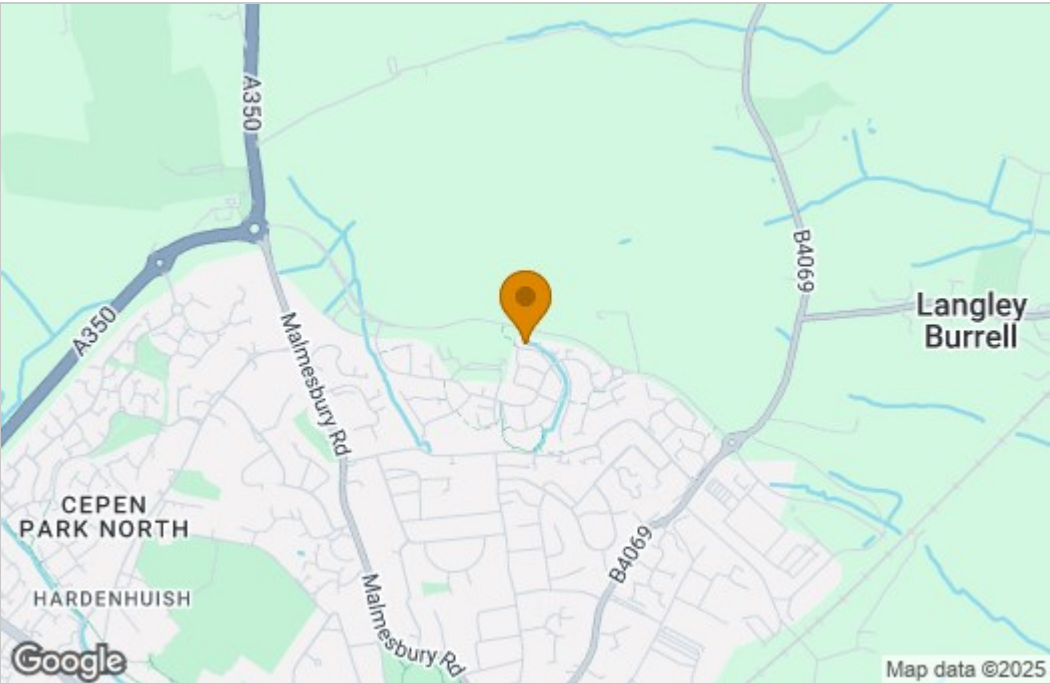
**Council Tax**

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

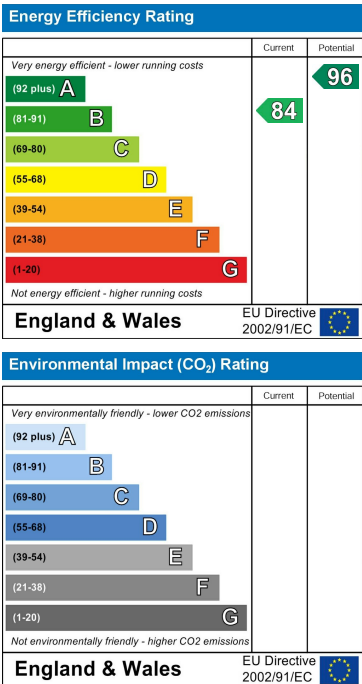
Floor Plan



Area Map



Energy Efficiency Graph



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