



3 Kingham Close, Chippenham, SN14 0PB

£339,950

Centrally located, convenient for the Mainline train station and Town centre amenities this well presented and well cared for link detached home offers accommodation over three floors. On the ground floor a lounge and kitchen/dining room, two double bedrooms, one with en suite and separate office on the first floor and on the second floor a further double bedroom with fitted wardrobes. To the rear a private mature garden and to the side a single garage and parking space. Offered for sale with NO ONWARD CHAIN.

Entrance Porch

Double glazed windows, double glazed front door, welcome matt and double glazed full length glass door to the hallway.

Entrance Hall

Amtico flooring, stairs to the first floor and door to the lounge.

Lounge 14'05" x 12'02 (4.39m x 3.71m)



Double glazed window to the front, radiator, Amtico flooring, under stairs storage cupboard and door to the kitchen.



Kitchen/Dining Room 15'04" x 9' (4.67m x 2.74m)



Double glazed window and double glazed door to the rear, radiator, Amtico flooring, space for a table and chairs, floor and wall mounted units, one and a half bowl sink and drainer, Neff gas hob, Neff double oven, extractor fan, dishwasher and tiled splash backs.





First Floor Landing

Doors to bedrooms one, two, study, bathroom and stairs to the second floor.

Bedroom One



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

En Suite 8'11" x 4'06" max (2.72m x 1.37m max)



Newly fitted, Vinyl flooring, towel radiator, wash hand basin, vanity storage, toilet, shower cubicle, part tiled and extractor fan.

Bedroom Two 8'07" x 8'04 (2.62m x 2.54m)



Double glazed window to the rear and radiator.

Bathroom 8'06" x 5'08" (2.59m x 1.73m)



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

Office 6'04" x 5'08" (1.93m x 1.73m)



Double glazed window to the front and radiator.

Second Floor Landing

Double glazed skylight, storage cupboard and door to the bedroom

Bedroom Three 11'11" x 9'06" (3.63m x 2.90m)



Two double glazed skylights to the front, radiator and two double wardrobes.

Gardens



Mature and established garden with two areas of patio, lawn, mature borders, cherry blossom tree, outside tap, shed and personal door to the rear of the garage.



Garage 17'10" x 8'11" (5.44m x 2.72m)

Electrically operated up and over garage door, power, light, plumbing for a washing machine and boarded loft storage space.

Driveway

Parking off of the road in front of the garage for one car.

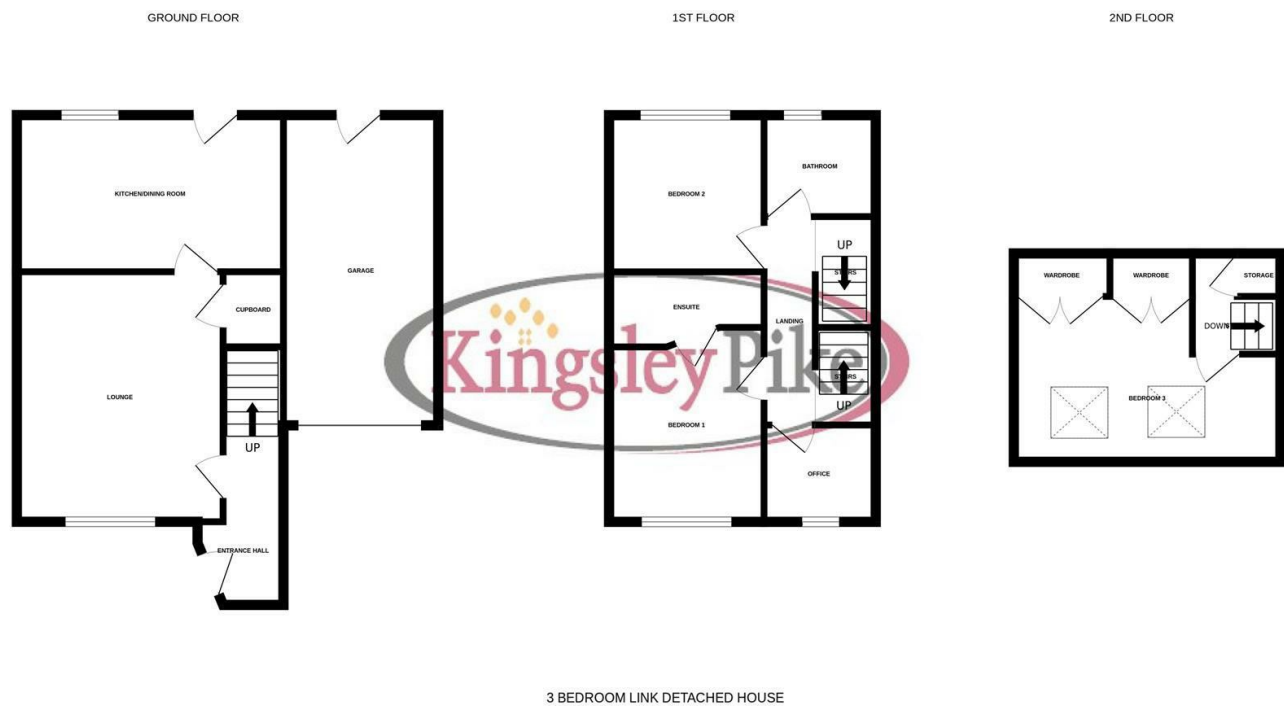
Tenure

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



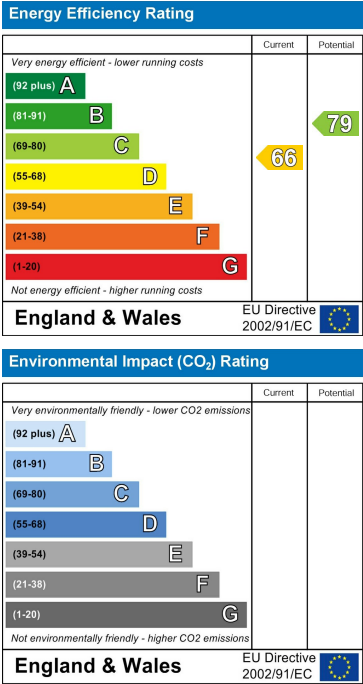
3 BEDROOM LINK DETACHED HOUSE

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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