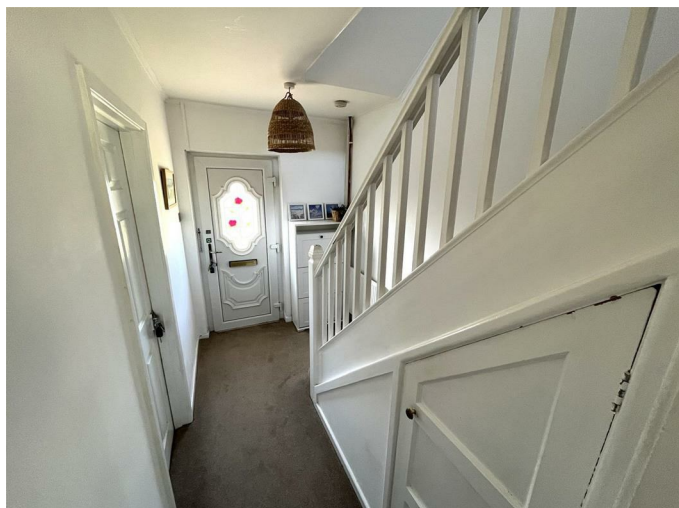


69 Hill Rise, Chippenham, SN15 1BA

£285,000

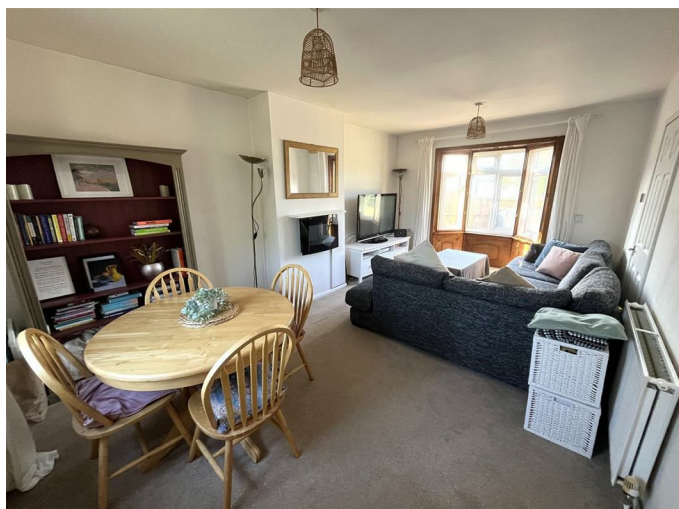
A Three bedroom double fronted terrace house located to the the North side of Chippenham. One of the highlights of this lovely home is the presence of a cloakroom and a study. Conveniently situated close to town and main line rail station, you'll have easy access to local amenities, shops, and eateries, making daily errands a breeze. Furthermore there is newly fitted boiler and roof. The property also benefits from Solar Panelling. Don't miss out on the opportunity to make this charming terraced house in Chippenham your new home sweet home. Book a viewing today and step into the welcoming atmosphere of this delightful property on Hill Rise.

Entrance Hallway



Front door leads into entrance hall, stair case to first floor, radiator.

Living / Dining Room 17'10" x 11'2" (5.44m x 3.40m)



Double Glazed window to front with fitted shutters, double glazed window to rear, fitted electric fire, radiator.

Fitted Kitchen 13'4" x 7'5" (4.06m x 2.26m)



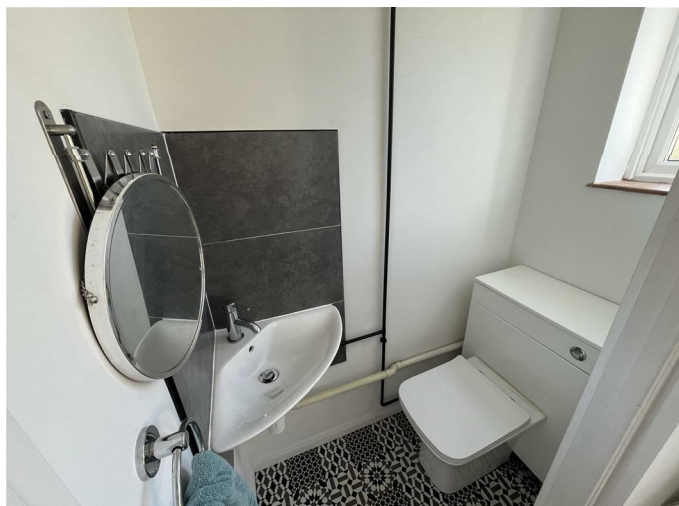
Double glazed window to rear, work tops with a range of cupboards and drawers, integrated fridge freezer, plumbing and space for washing machine and dishwasher, inset sink unit, newly fitted gas boiler, fitted cooker.

Study 9'09" x 7'07" (2.97m x 2.31m)



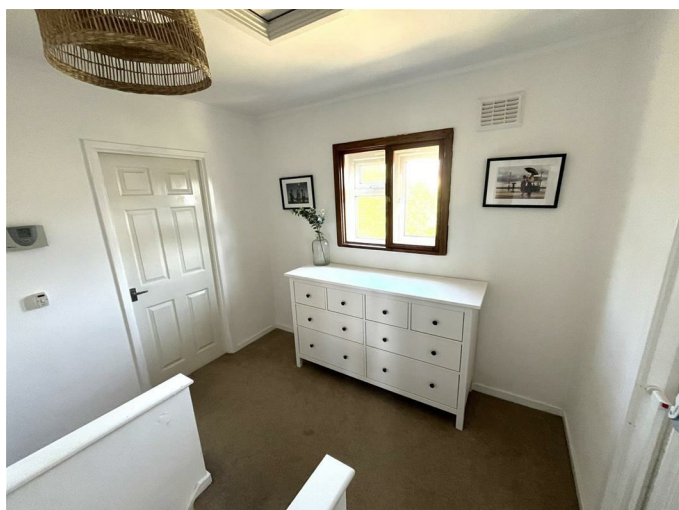
Double glazed window, built in cupboard, electric panel heater, door to front, door top cloakroom.

Cloakroom



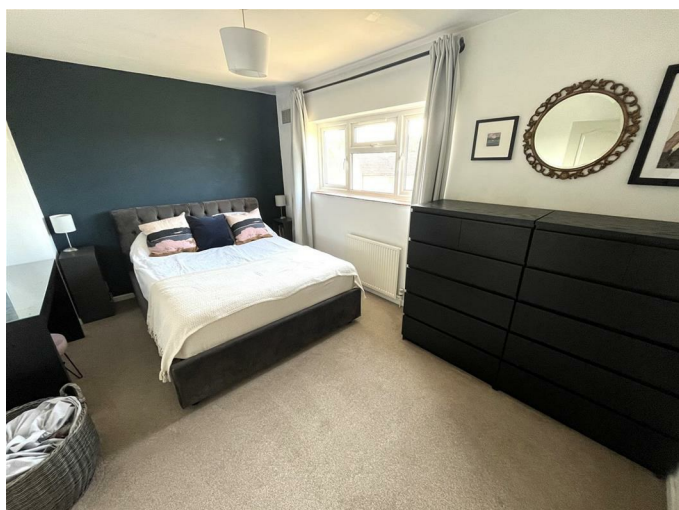
Double glazed window, W.C, wash hand basin.

Landing



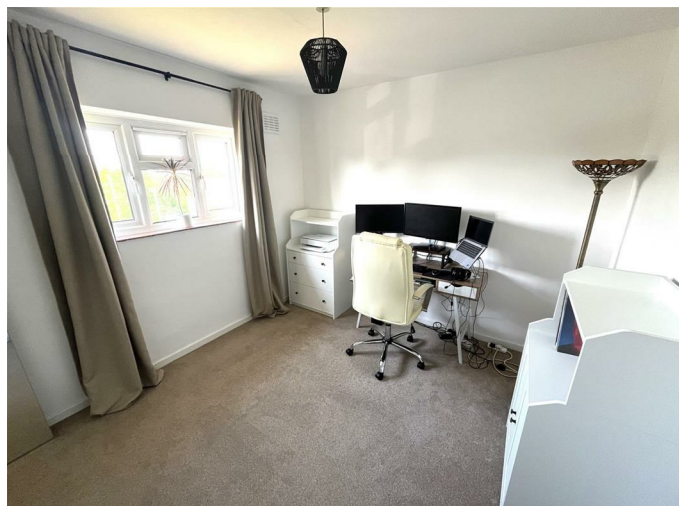
Double glazed window, access to loft.

Bedroom One 14'3" x 10'1" (4.34m x 3.07m)



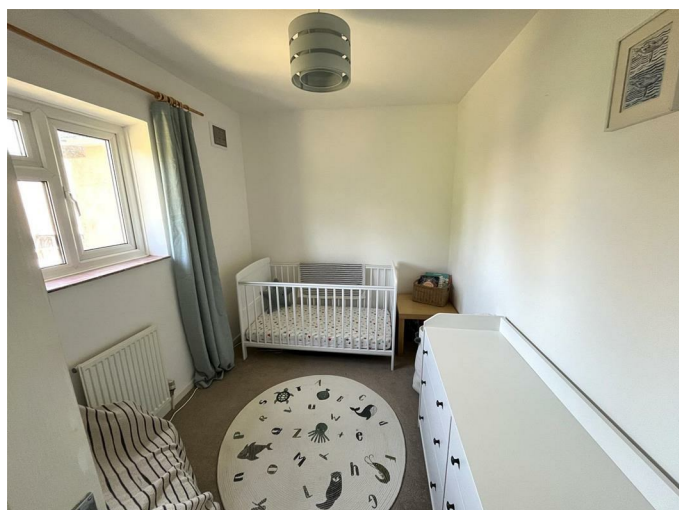
Double glazed window to front, radiator, built in wardrobe.

Bedroom Two 10'6" x 9'10" (3.20m x 3.00m)



Double glazed window, radiator, built in cupboard.

Bedroom Three 11'2" x 7'5" (3.40m x 2.26m)



Double glazed window, radiator.

Bathroom



Double glazed window, white suite panelled bath with mixer/spray shower attachment, pedestal hand basin, W.C, radiator. cupboard housing to water tank.

Outside

Front

Laid mainly to lawn, timber fencing to boundaries.

Rear



Good size garden with lawn and mature hedging.

Tenure

GOV.UK advises Freehold.

Council Tax Band

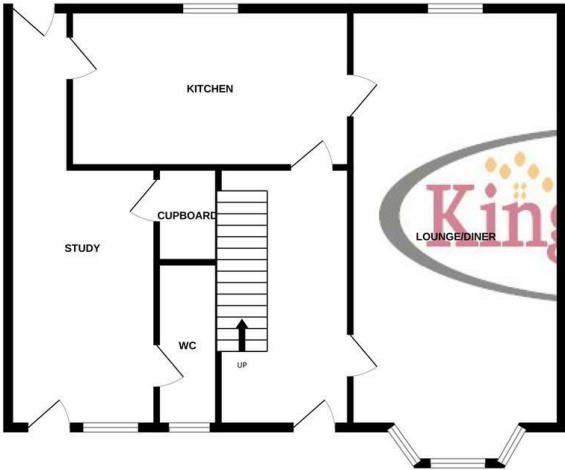
GOV.UK advises Band B.

Agents Note

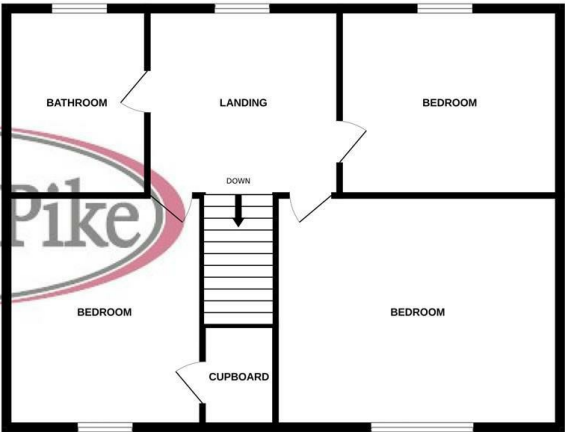
The property has roof mounted solar pv and solar thermal. The systems are owned by the homeowners and so ownership would transfer with the property. The systems are registered for feed in tariff payments with Good Energy and benefit from a higher rate of feed in tariff payment than currently available to new roof mounted solar installations due to when they were installed.

Floor Plan

GROUND FLOOR

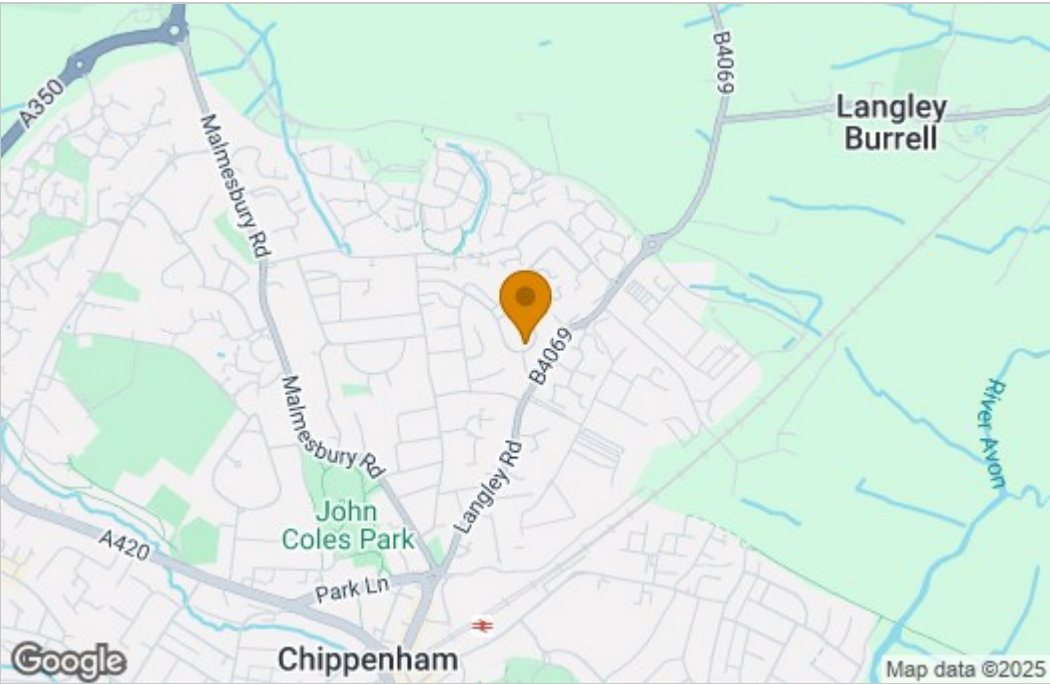


1ST FLOOR

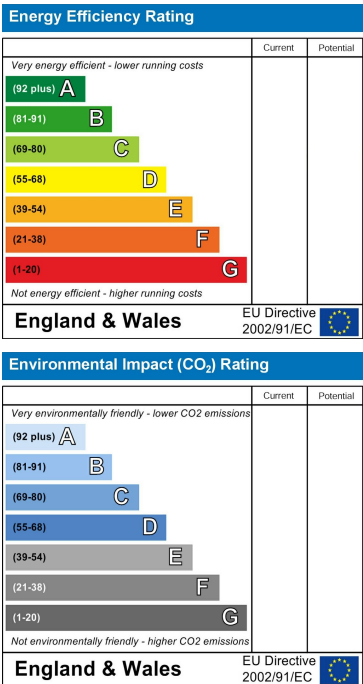


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.