



22 Royal Field Close, Chippenham, SN14 6DY

£315,000

Set within a cul-de-sac in the heart of the Hullavington village, this modern end of terrace home offered with NO ONWARD CHAIN would be ideal for an array of different buyers. Comprising; entrance hall, cloakroom, lounge/dining room, modern kitchen with Rangemaster cooker, three bedrooms and bathroom. To the rear is a well maintained garden and to the side a single garage, parking for two cars.

Royal Field Close



Entrance Hall

Double glazed front door, radiator, laminate flooring, door to the kitchen, door to the lounge/dining room, door to the cloakroom and stairs to the first floor.

Cloakroom

Double glazed window to the front, radiator, sink with vanity storage and toilet.

Lounge/Dining Room 14'6" x 14'2" Max (4.42 x 4.32 Max)



Double glazed window and double glazed French doors to the rear leading in to the garden, laminate flooring, radiator and under stairs storage cupboard.



Kitchen 10'4" x 7'2" (3.15 x 2.18)



Double glazed window to the front, tiled floor, floor and wall mounted units, Belfast sink, plumbing for a washing machine, dishwasher, Rangemaster Professional + cooker with grill, two ovens and five ring induction hob, microwave and spotlights.





Landing

Access to the loft space, airing cupboard housing the oil fired boiler and doors to all bedrooms and bathroom.

Bedroom One 13'3" x 7'9" (4.04 x 2.36)



Double glazed window to the rear, recess for wardrobes and radiator.

Bedroom Two 11'3" x 7'11" (3.43 x 2.41)



Double glazed window to the front, recess for wardrobes and radiator.

Bedroom Three 7'3" x 6'6" (2.21 x 1.98)



Double glazed window to the rear and radiator.

Bathroom 6'4" x 6'2" (1.93 x 1.88)



Double glazed window to the front, radiator, toilet, sink, extractor fan and bath with shower attachment.

Rear Garden



Fully enclosed, laid mostly to shingle stone with patio, raised beds, bin store, oil tank and gated side access to the driveway and garage.



Garage 8'8" x 17'4" max (2.64 x 5.28 max)

Single garage with up and over door, power and light.

Parking

There is parking in front of the garage for two vehicles.

Tenure



Confirmation of the tenure has been requested. Please consult us for further details.



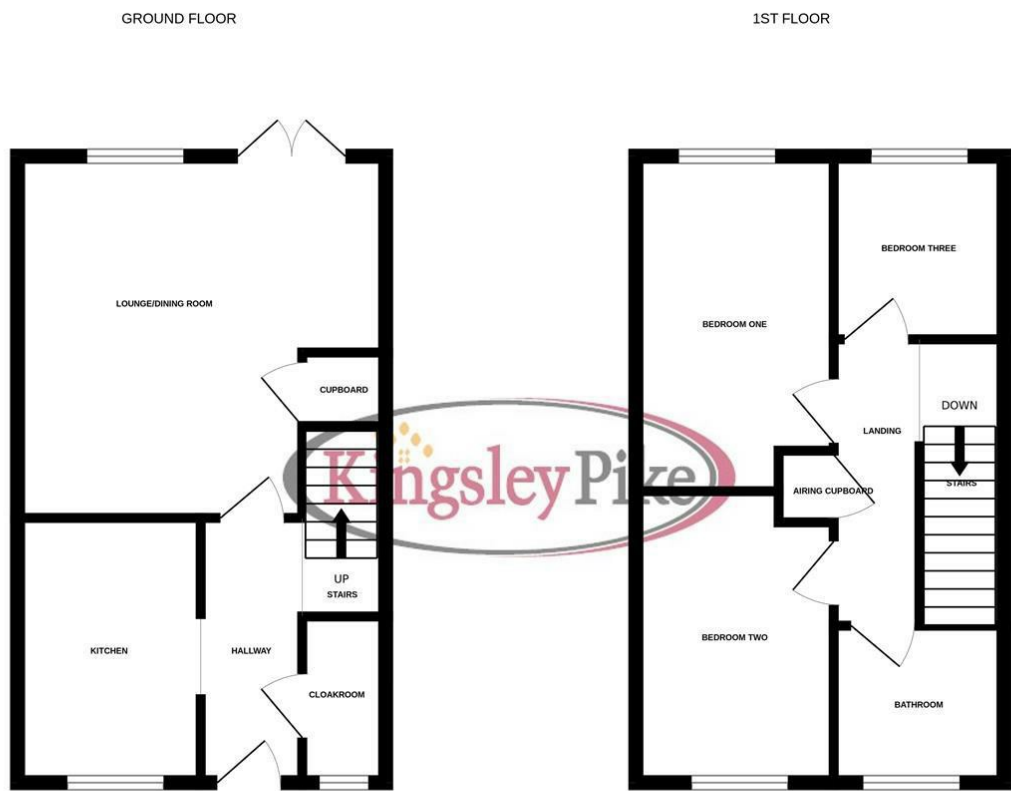
Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

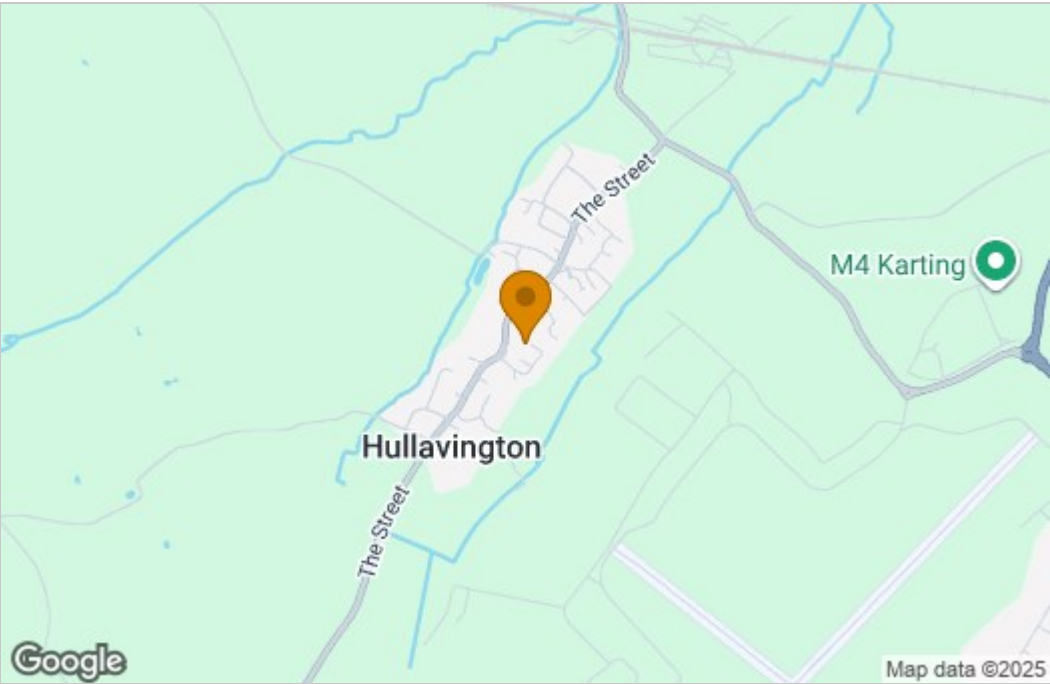
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

Floor Plan

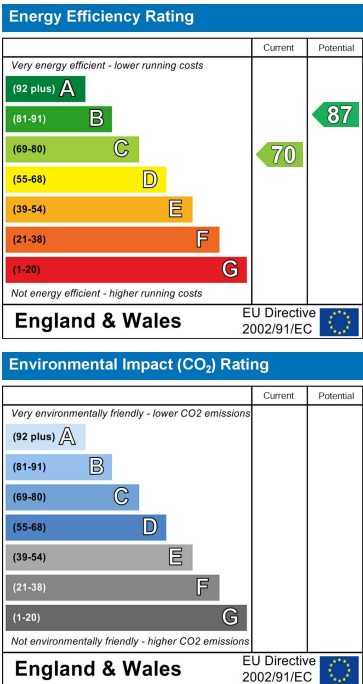


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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