



## **4 The Ridings, Chippenham, SN14 6JG**

**£259,500**

**\*\*\*VILLAGE LOCATION\*\*\* \*\*\*NO ONWARD CHAIN\*\*\* \*\*\*WELL PRESENTED\*\*\*.** Located in the sought after village of Kington St Michael, a well presented three bedroom end terrace house. To the rear of the property there is an enclosed garden with lawn and patio area with gated rear access leading to the driveway and garage. The property features a modern fitted kitchen and conservatory. Further benefits include double glazing and gas central heating. Excellent road links to both the M4 motorway and Chippenham Centre with Main Line Railway serving London Paddington.

### **Porch**

Front door leads into porch with further door to kitchen, radiator.

### **Living Room 15'07" x 14'08" (4.75m x 4.47m)**



Double glazed windows to side and rear, sliding double glazed doors to conservatory, radiator, stair case to first floor.



### **Conservatory 13'10" x 6'10" (4.22m x 2.08m)**



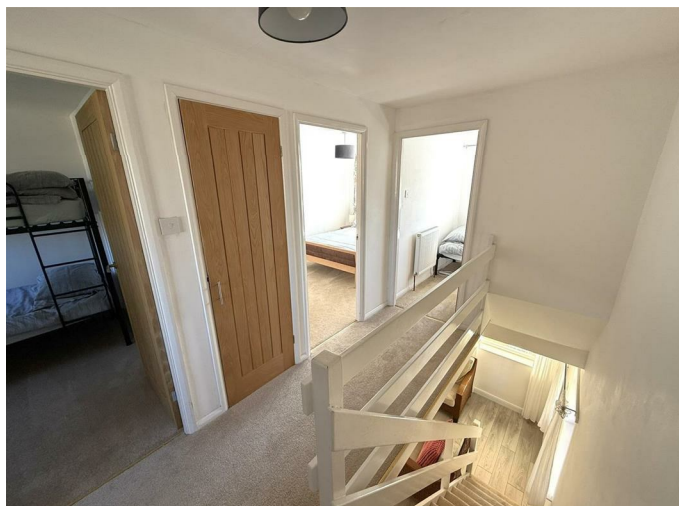
Double glazed conservatory, French doors to garden.

### **Modern Fitted Kitchen 14'09" x 11'04" (4.50m x 3.45m)**



Double glazed window to front, work tops with a range of cupboards and drawers, inset sink unit, plumbing and space for washing machine, space for fridge/freezer, Range Cooker with cooker hood, radiator.

## Landing



Doors to all bedrooms and bathroom, built in cupboard.

## Bedroom One 12'02" x 8'01" (3.71m x 2.46m)



Double glazed window, built in wardrobes, radiator.

## Bedroom Two 10'03" x 8'01" (3.12m x 2.46m)



Double glazed window, radiator.

## Bedroom Three 7'04" x 6'04" max (2.24m x 1.93m max)



Dual aspect double glazed windows, radiator.

## Family Bathroom



Double glazed window, white suite, panelled bath, over bath shower, pedestal hand basin, W.C, radiator.

## Outside



## Front

To the front there is an area of lawn with path.

## Front Aspect



## Garage & Driveway 16'0" x 8'09" (4.88m x 2.67m)



Garage with up and over door.

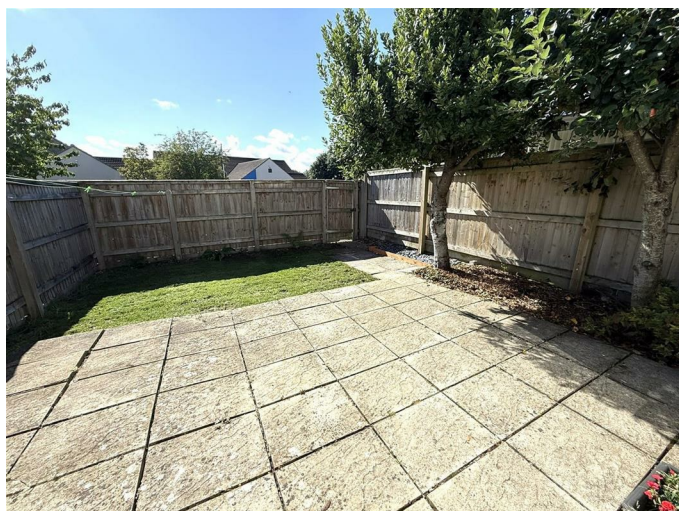
## Tenure

GOV.UK advise Freehold.

## Council Tax Band

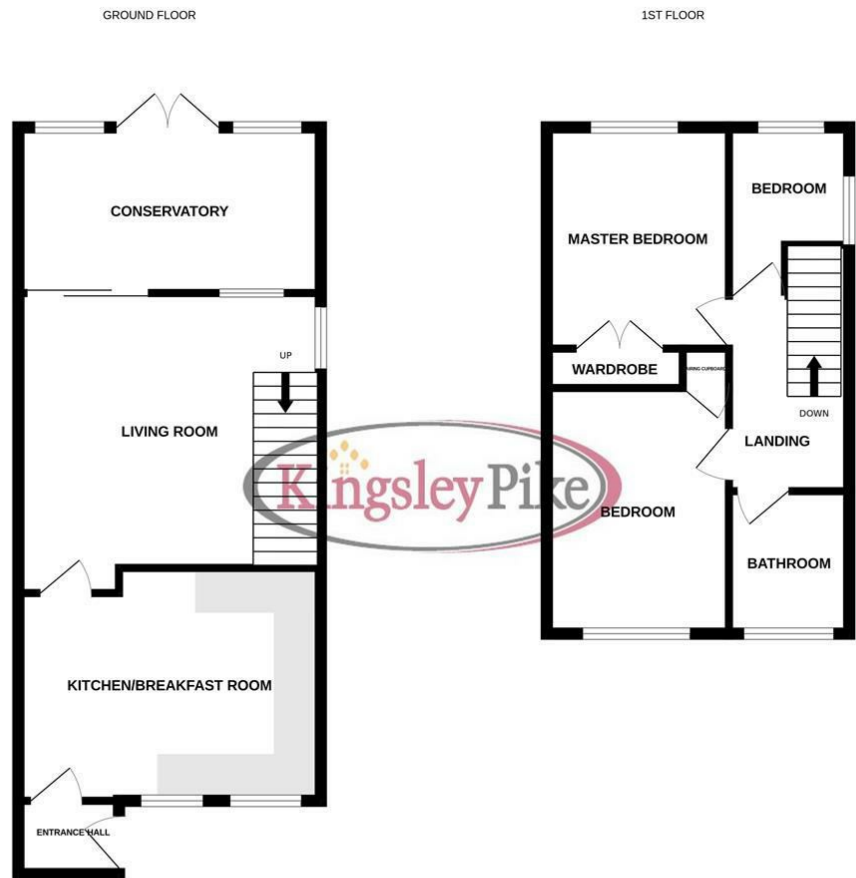
GOV.UK advise Band C.

## Rear



To the rear there is an enclosed garden laid mainly to lawn with patio area, gated access leading to the driveway and garage.

Floor Plan

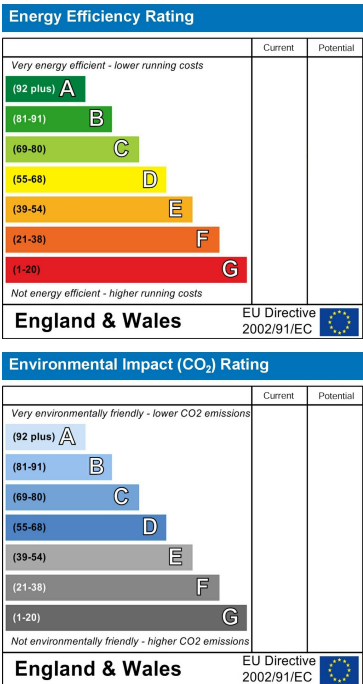


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix v2005.

Area Map



Energy Efficiency Graph



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