



**2 Orchard Road, Chippenham, SN14 0BE**

**£395,000**

**\*\*\* DOUBLE GARAGE \*\*\*** Located on the Western outskirts of Chippenham, offering excellent road links to both the town centre and the M4 motorway, a three bedroom detached house with double garage. There is a mature garden laid mainly to lawn with driveway providing off road parking and access to the double garage. The property benefits from double glazing and gas central heating. **NO ONWARD CHAIN.**

### Entrance Hallway



Front door leads into hallway, stair case to first floor, double glazed window to front, radiator.

### Living Room 17'10" x 12'10" (5.44m x 3.91m)



Double glazed windows to both front and rear, fireplace, two radiators.



### Dining Room 15'04" x 11'10" (4.67m x 3.61m)



Windows to side, door to garden gas fire and door to rear.

### Kitchen 11'11" x 9'11" (3.63m x 3.02m)



Double glazed window, work tops with a range of cupboards and drawers, inset stainless steel bowl sink, inset electric hob, fitted oven, plumbing and space for washing machine and dishwasher, space for tumble dryer, radiator, door to dining room.

### Landing

Double glazed window, built in cupboard housing gas boiler, access to loft.

**Bedroom One 13'11" x 8'11" (4.24m x 2.72m)**



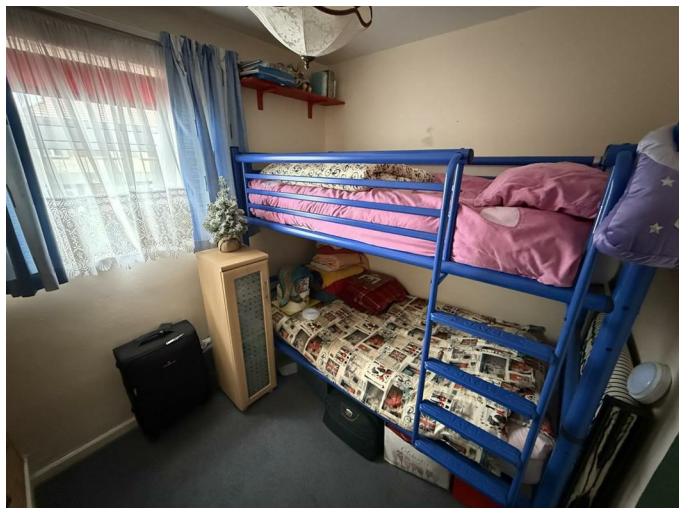
Double glazed window, radiator.

**Bedroom Two 10'11" x 8'07" (3.33m x 2.62m)**



Double glazed window, radiator.

**Bedroom Three 7'07" x 7'03" (2.31m x 2.21m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, tiled shower, hand basin with cupboards under, W.C.

**Outside**



**Rear Front and Side**



Mature garden that wraps around the house, mainly lawn with driveway providing off road parking and access to the double garage.



**Double Garage 18'10" x 17'06" (5.74m x 5.33m)**



Window and door to rear, two up and over doors to the front, power and light, over eaves storage.

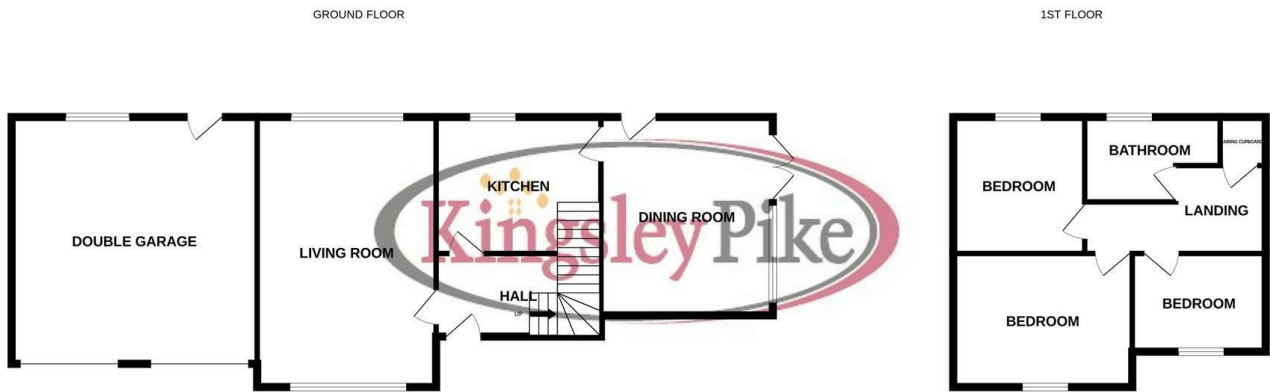
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

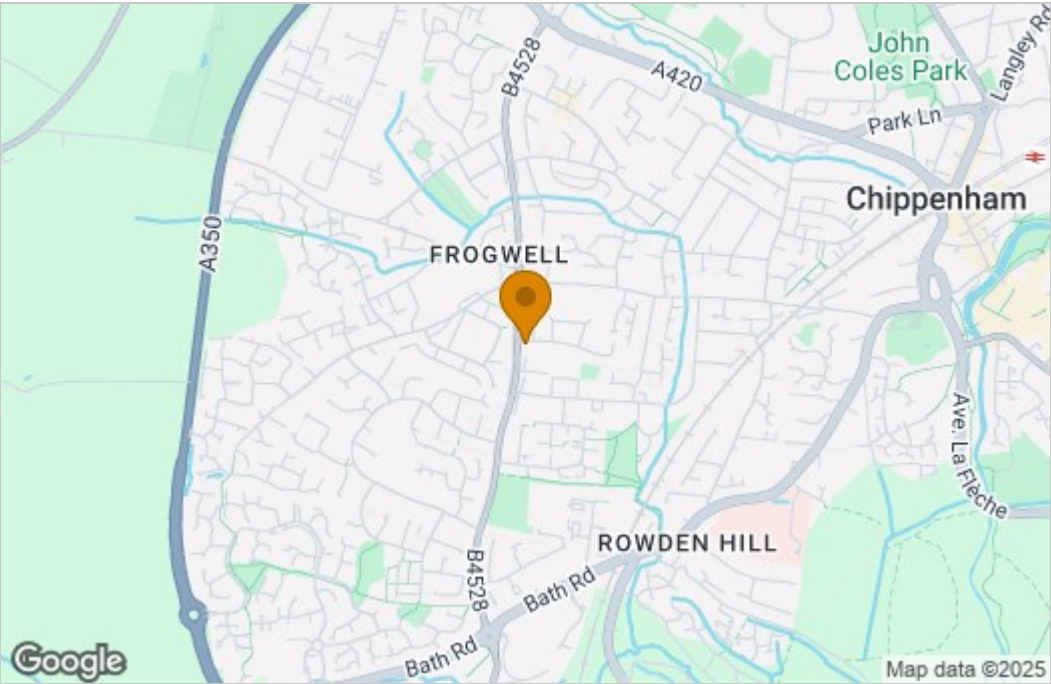
GOV.UK advise Band C.

Floor Plan

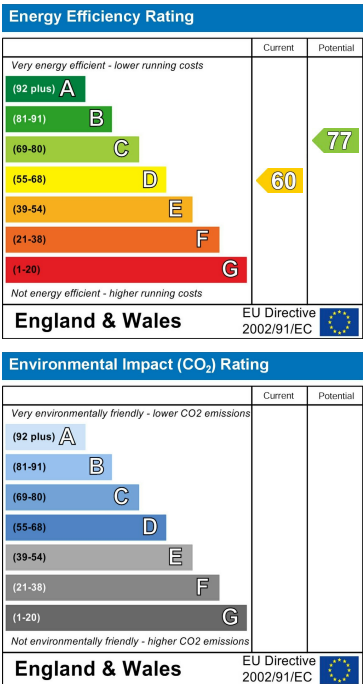


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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