

**16 Foxgrove, Chippenham, SN14 6XA**

**£260,000**

Located at the end of a cul de sac, overlooking a small area of copse a well presented modern terrace two bedroom terrace house. The property is conveniently located for access to both the M4 motorway and the town centre. To the rear there is an enclosed garden with mature shrubs, path and patio, gated access to the parking area. To the front the property enjoys an open aspect to a small area of copse. Further benefits include double glazing and gas central heating.



### Entrance Hallway

Front door leads into entrance hallway, radiator.

### Living Room 14'0" x 10'05" (4.27m x 3.18m)



Double glazed window, radiator.



### Kitchen / Diner 13'05" x 8'08" (4.09m x 2.64m)



Double glazed window, double glazed sliding patio doors to garden, laminated work tops with a range

of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge / freezer, wall mounted gas boiler, radiator.



### Landing

Doors to bedrooms and bathroom, built in cupboard housing hot water tank, access to loft.

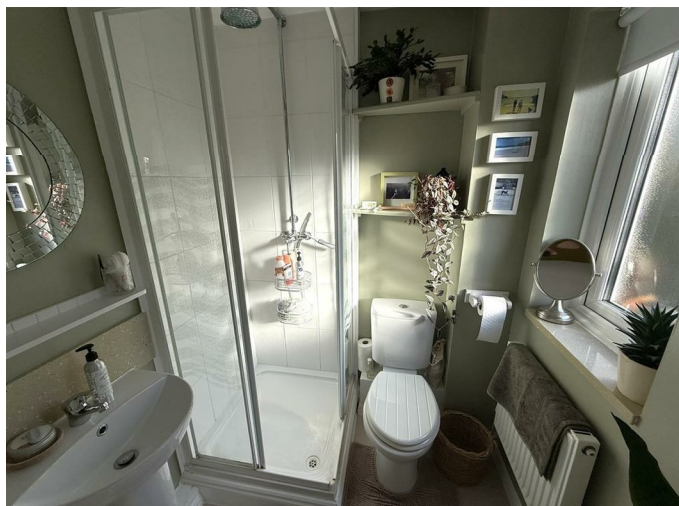
### Bedroom One 11'06" x 10'05" (3.51m x 3.18m)



Double glazed window, radiator, built in wardrobe.

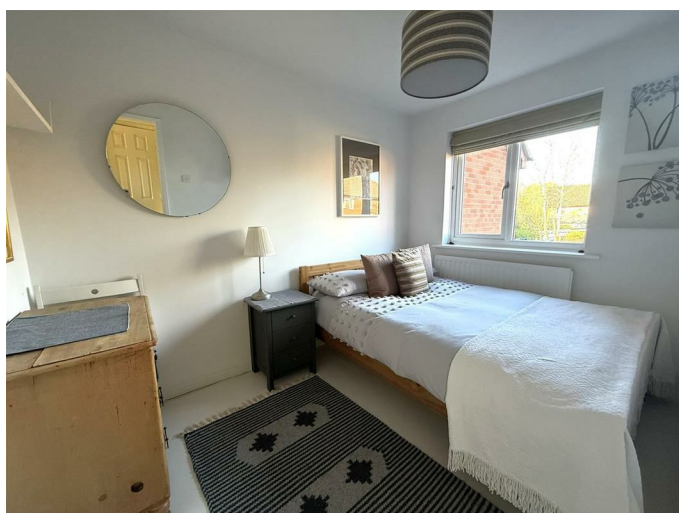


## En Suite



Double glazed window, tiled shower cubicle, W.C, hand basin, radiator.

## Bedroom Two 10'0" x 7'02" (3.05m x 2.18m)



Double glazed window, radiator, built in wardrobe.

## Bathroom



Double glazed window, panelled bath with mixer/spray shower, pedestal hand basin, W.C.

## Outside

## Rear



To the rear there is an enclosed garden with a range of mature shrubs, path and patio, gated access to the parking.



## Parking





## Front



View to the front overlooking the copse.

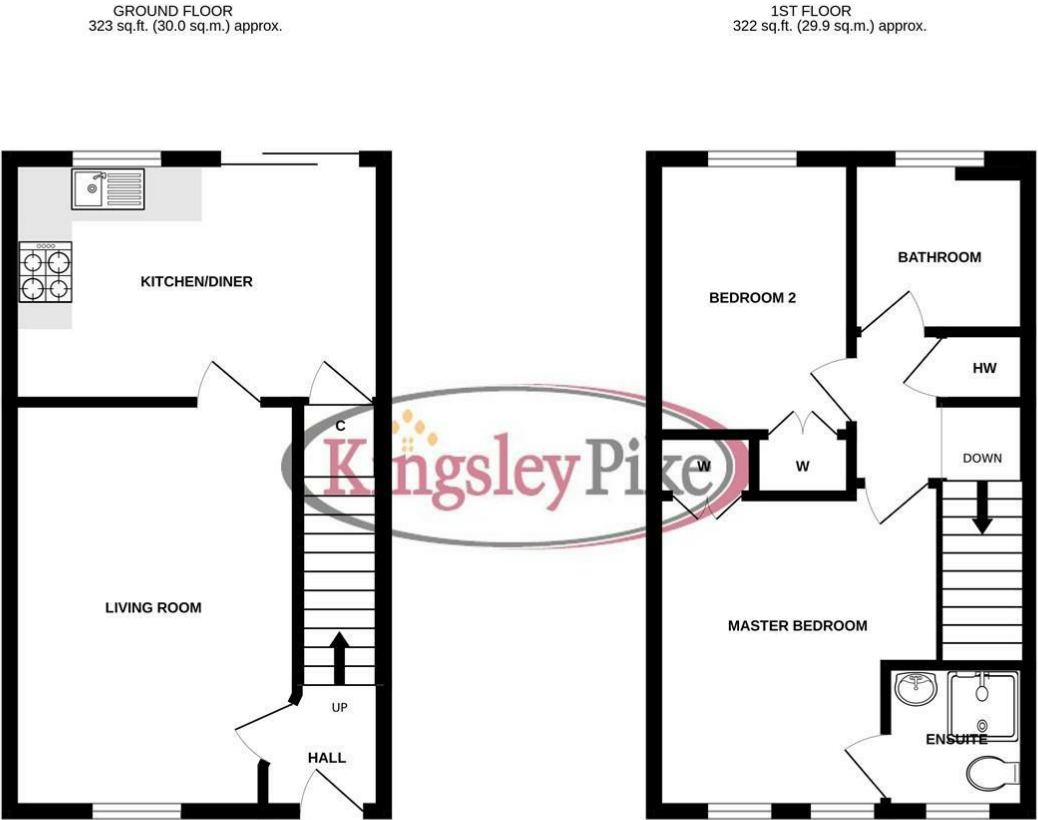
## Tenure

GOV.UK advise Freehold.

## Council Tax Band

GOV.UK advise Band C.

Floor Plan

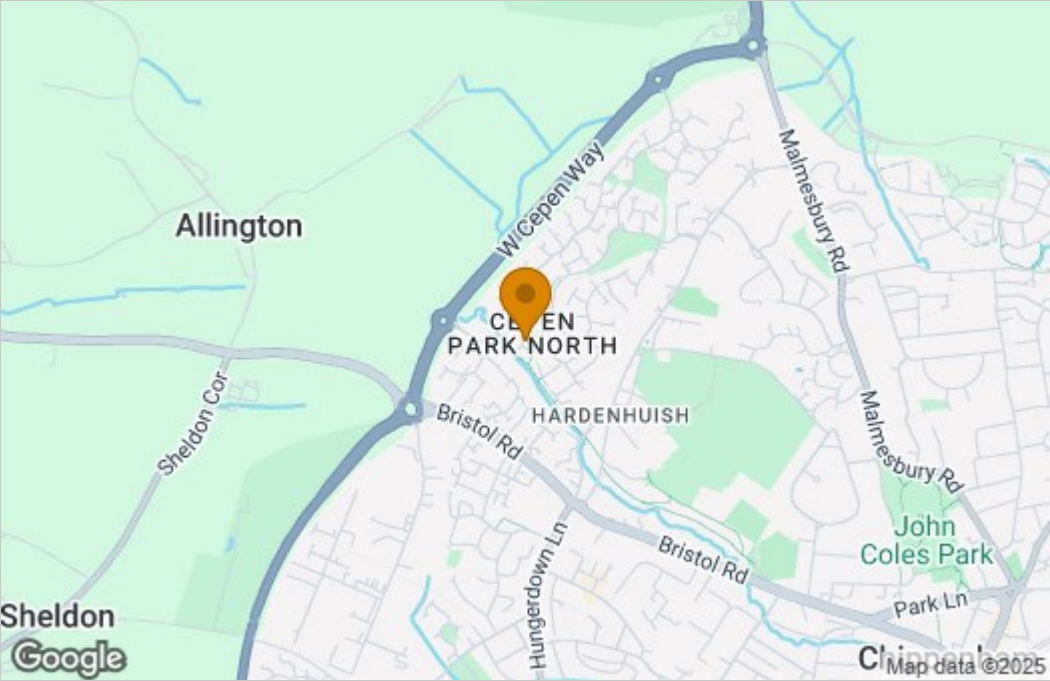


TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

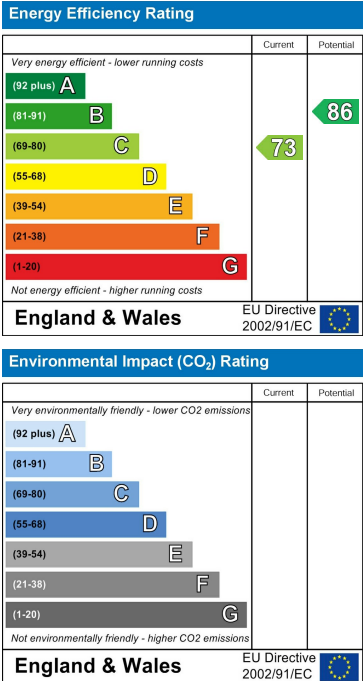
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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