

for sale

£270,000



## Woodlands Road Chippenham SN14 0HF

Period property, retaining many original features, offering Entrance Hall, Sitting Room, Dining Room and Kitchen/Breakfast Room to the Ground Floor with Two DOUBLE Bedrooms and a Family Bathroom to the First Floor.



# Woodlands Road Chippenham SN14 0HF

## Accommodation

This Period property, which retains many original features including original sash windows, is well located for access to the town, M4 motorway, A420 to Bath/Bristol, primary and secondary schools, and local amenities. Boasting well-presented accommodation throughout, this home comprises an Entrance Hall, Sitting Room, Dining Room and Kitchen/Breakfast Room to the Ground Floor. To the First Floor there are Two Double Bedrooms and a Family Bathroom. Outside, there is a fully enclosed lengthy rear garden. Further benefits include Gas Central Heating.

## Ground Floor

### **Entrance Hall**

Entrance door to front. Stairs rising to First floor. Radiator.

### **Sitting Room**

11' 9" x 11' 8" max to fireplace ( 3.58m x 3.56m max to fireplace )  
Sash window to front. Radiator. Feature fireplace with marble hearth. TV point. Wooden stripped flooring.

### **Dining Room**

12' x 11' 8" ( 3.66m x 3.56m )  
Sash window to rear. Radiator. Under stairs storage cupboard. Wooden stripped flooring.



## **Kitchen / Breakfast Room**

13' 3" x 9' ( 4.04m x 2.74m )

A "Howdens" hand built bespoke kitchen fitted with a matching range of base and wall units with solid wooden work surfaces over with Belfast style sink. Integrated oven with gas hob and cooker hood over. Integrated microwave. Built in breakfast bar with cupboards under. Island on casters. Space for fridge freezer. Plumbing for washing machine. Tiled flooring. Ceiling spotlights. Window to side. Ceiling skylights. Door to rear.

## **First Floor**

### **Bedroom One**

15' 3" max to fireplace x 12' ( 4.65m max to fireplace x 3.66m )

Sash window to front. Feature fireplace. Radiator. Stripped wooden flooring.

### **Bedroom Two**

11' 9" x 8' 9" ( 3.58m x 2.67m )

Sash window to rear. Radiator. Stripped wooden flooring.

### **Bathroom**

Suite comprising low level WC, vanity wash hand basin with bespoke hand built cupboards beneath and panelled bath with shower over and glass door. Part tiled walls. Radiator. Stripped wooden flooring. Window to rear.

## **Outside**

### **Rear Garden**

Fully enclosed garden to the rear. Lawn area. Wooden garden shed. Mature shrub borders.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: CHM305414 - 0008

**Tenure:** Freehold

**EPC Rating:** Awaited

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