

for sale

offers over **£310,000**



## Signal Way CHIPPENHAM SN14 0FP

A modern Semi Detached House conveniently located for easy access to the Town Centre, local schools and also great road links to the M4 motorway. The property comprises Entrance Hall, Cloakroom, Kitchen and spacious Lounge/Diner to the Ground Floor whilst to the First Floor there are Three Bedrooms





# Signal Way CHIPPENHAM SN14 0FP

## Accommodation

Connells, Chippenham are delighted to offer for sale this modern SEMI DETACHED house situated in a great location for access to the Town Centre and within close proximity to local schools. The property has 4 year NHBC guarantee remaining. Chippenham town centre offers plenty of shops, retail outlets, bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London. There are also great road links to the M4 motorway via junction 17.

The property itself comprises Entrance Hall, Cloakroom, Kitchen and spacious Lounge/Diner to the Ground Floor whilst to the First Floor there are Three Bedrooms with Ensuite to the Master plus a Family Bathroom. Outside, there is a fully enclosed garden to the rear plus two parking spaces.



## Ground Floor

### **Entrance Hall**

Double glazed door to front. Stairs rising to First Floor landing. Radiator.

### **Cloakroom**

Double glazed window to front. Suite comprising low level WC and wash hand basin. Radiator.

### **Kitchen**

12' 5" x 8' 5" ( 3.78m x 2.57m )  
Double glazed window to front. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven with hob over and extractor. Space for fridge/freezer. Plumbing for washing machine.

### **Lounge / Diner**

16' 5" max x 16' 2" max ( 5.00m max x 4.93m max )  
Double glazed patio doors to rear. Radiator. Under stairs storage cupboard.

## First Floor

### **Landing**

Stairs rising from the Ground Floor. Radiator. Built in airing cupboard.

### **Bedroom One**

12' 5" max x 10' 1" max ( 3.78m max x 3.07m max )  
Double glazed window to rear. Radiator. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower unit. Radiator. Part tiled.

### **Bedroom Two**

12' 7" x 8' 9" ( 3.84m x 2.67m )  
Double glazed window to front. Radiator.

### **Bedroom Three**

6' 9" x 6' 8" ( 2.06m x 2.03m )  
Double glazed window to front. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Radiator.

## Outside

### **Rear Garden**

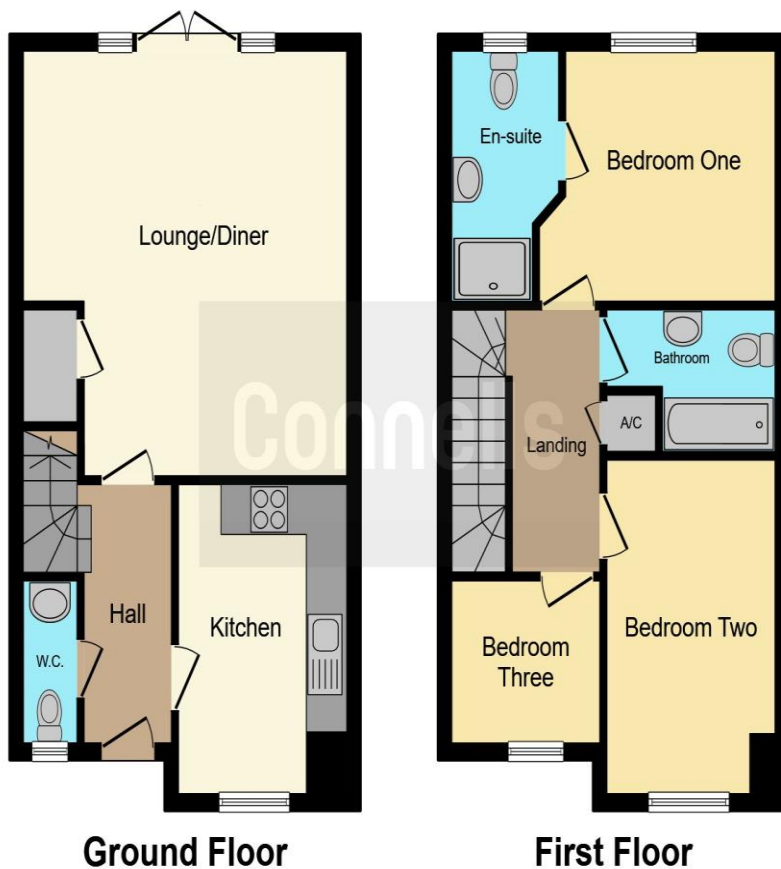
Fully enclosed. Low maintenance, mainly laid to decorative stone. Decorative dwarf walling.

### **Parking**

Two allocated parking spaces to the rear.







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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59 Market Place  
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Property Ref: CHM305756 - 0005

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/CHM305756](http://connells.co.uk/Property/CHM305756)**



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