

for sale

offers over **£300,000**



Signal Way CHIPPENHAM SN14 0FP

A modern Semi Detached House offering Entrance Hall, Cloakroom, Kitchen and spacious Lounge/Diner to the Ground Floor whilst to the First Floor there are Three Beds with ensuite & bathroom. Fully enclosed rear garden.



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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

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305756 - 0007

Tenure: Freehold

EPC Rating: B

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