

for sale

offers in excess of **£260,000**



Pipsmore Road CHIPPENHAM SN14 0LB

Three Bedroom End Terraced House situated in a convenient location for local amenities comprising Entrance Hall, Lounge, Kitchen/Diner and Conservatory to the Ground floor with Three Bedrooms and Bathroom to the First Floor.



Pipsmore Road CHIPPENHAM SN14 0LB

Description

End Terraced House situated in a convenient location for all local amenities including shops and schools and within easy access to the M4 motorway via junction 17 and Chippenham town centre where you will find a further range of retail outlets and also a mainline railway station providing access to Bristol, Bath and London.

The property itself comprises Entrance Porch, Entrance Hallway, Lounge, Kitchen/Diner and Conservatory to the Ground Floor. To the First Floor there are Three Bedrooms and a Family Bathroom. Outside there are front and rear gardens, driveway parking and a Carport.



Ground Floor

Entrance Porch

Door to front leading to main Entrance Door.

Entrance Hall

Entrance door to front. Stairs rising to First Floor landing. Radiator.

Lounge

17' 9" max x 10' 6" max (5.41m max x 3.20m max)
Double glazed window to front. Radiator. TV point. Opening through to the Conservatory.

Conservatory

9' 4" max x 9' 4" max (2.84m max x 2.84m max)
UPVC double glazed construction with French doors to side. TV point.

Kitchen / Diner

18' max x 13' 3" max (5.49m max x 4.04m max)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Electric hob with extractor over, electric oven. Plumbing for washing machine. Space for fridge/freezer. Double glazed windows to side and rear. Double glazed door to rear. Under stairs storage cupboard. Radiator.

First Floor

Landing

Stairs rising from Ground Floor. Double glazed window to rear. Airing cupboard.

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)
Double glazed window to front. Radiator.

Bedroom Two

10' 2" max x 9' 7" (3.10m max x 2.92m)
Double glazed window to front. Radiator. Built in cupboard.

Bedroom Three

10' 3" max x 7' 9" max (3.12m max x 2.36m max)
Double glazed window to rear. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Double glazed window to rear.

Outside

Front Garden

Laid to lawn. Driveway parking and car port.

Rear Garden

Large patio area remainder laid to lawn.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: CHM305805 - 0004

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/CHM305805



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk