

for sale

£260,000



Brook Street Chippenham SN14 0HN

Semi Detached House offering Entrance Porch, Hallway, Lounge/Diner, Kitchen, Utility and Conservatory to the Ground Floor whilst to the First Floor there are Two Bedrooms, an office area and a Shower Room.



Brook Street Chippenham SN14 0HN

Description

A mature SEMI DETACHED house situated in a convenient position for all local amenities and within easy access to Chippenham Town Centre where you will find a range of retail outlets, shops, bars and restaurants. There is also a mainline train station providing access to Bristol, Bath and London.

The property itself comprises Entrance Porch, Hallway, Lounge/Diner, Kitchen and Conservatory. The garage has been partially converted and now provides a Utility Room with the remainder providing storage space. To the First Floor there is a Shower Room and Two Bedrooms. The second Bedroom has been divided and now provides an additional office space. Outside there is a large driveway to the front providing off road parking for several vehicles. The property is being sold with No Onward Chain.



Ground Floor

Entrance Porch

Double glazed door and windows to front.

Entrance Hall

Stairs rising to the First Floor landing. Radiator. Doors to Lounge, Kitchen and Utility Room.

Lounge

17' 1" x 9' 8" (5.21m x 2.95m)

Double glazed window to front. Feature fireplace with wooden surround and mantle. Patio doors leading through to the Conservatory. Radiator. Wood effect flooring.

Kitchen

13' 6" x 7' 6" (4.11m x 2.29m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Range style cooker with extractor hood over. Integrated washing machine and fridge/freezer. Double glazed door and window to rear. Tiled flooring.

Utility Room

8' 5" x 7' 5" (2.57m x 2.26m)

Fitted with a range of base and wall units.

Conservatory

11' 1" x 9' 4" (3.38m x 2.84m)

UPVC construction with double glazed French doors and windows to the rear. Wood effect flooring. Radiator.

First Floor

Landing

Stairs rising from the Ground Floor. Built in airing cupboard. Double glazed window to rear.

Bedroom One

10' 5" x 10' 5" (3.17m x 3.17m)

Double glazed window to front. Radiator. Mirrored wardrobe.

Bedroom Two

9' 6" x 7' 3" (2.90m x 2.21m)

Double glazed window to rear. Radiator.

Office Area

9' 8" x 6' 9" extending to 8' 9" (2.95m x 2.06m extending to 2.67m)

Double glazed window to front. Built in cupboard. Fitted shelving and desk area.

Bathroom

Suite comprising low level WC, pedestal wash hand basin and walk in shower unit. Part tiled walls. Radiator. Double glazed window to rear.

Outside

Front

Large driveway area providing parking for several vehicles.

Rear Garden

Enclosed by fencing. Decking area leading to a large patio area. Lawn area with mature trees.





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: CHM305846 - 0007

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/CHM305846



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