

for sale

£310,000



Awaiting Photograph

Clift Avenue Chippenham SN15 1DA

A mature SEMI DETACHED house offering Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Utility Store and Cloakroom to the Ground Floor with Three Bedrooms and Family Bathroom to the First Floor. No Onward Chain.



Clift Avenue Chippenham SN15 1DA

Description

A mature SEMI DETACHED HOUSE situated in an ideal location for easy access to Chippenham Town Centre where you will find a range of retail outlets, shops, bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London.

The property offers spacious accommodation but requires updating and offers Entrance Hall, Two Reception Rooms, Kitchen, Lobby and downstairs Cloakroom. To the First Floor there are Three Bedrooms (Two doubles) and a family Bathroom. Outside there are good size gardens to the Front and Rear. There is also gated access to the side of the property leading to the rear where there is the potential for off road parking.



Ground Floor

Entrance Hall

Entrance Porch with sliding patio doors to the front with door leading through to the Entrance Hall. Stairs rising to First Floor Landing.

Dining Room

12' 4" x 11' 9" (3.76m x 3.58m)

Window to Front. Feature fireplace with coal effect gas fire. Radiator. TV point.

Lounge

13' 9" x 11' 8" (4.19m x 3.56m)

Patio doors to the rear. Feature fireplace with inset gas woodburner. TV point. Original built in cupboard (1938) and display cabinet. Radiator.

Kitchen

9' 7" x 6' 9" (2.92m x 2.06m)

Fitted with base and wall units with work surfaces over. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear. Door through to Lobby area.

Lobby Area

Door to rear. Door to. WC. Door to Storage area/Utility.

Storage Area/Utility

With double glazed window to rear.

Cloakroom

Low level WC. Double glazed window to rear.

First Floor

Bedroom One

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window to front. Feature fireplace. Radiator. Storage cupboard.

Bedroom Two

12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to rear. Radiator.

Bedroom Three

8' x 7' 6" (2.44m x 2.29m)

Double glazed window to side.

Bathroom

Suite comprising low level WC, vanity wash hand basin and corner shower unit with overhead shower. Double glazed window to rear.

Outside

Front

Pathway leading to the Entrance Porch. Mature tree and shrub borders.

Rear Garden

Fully enclosed. Mainly laid to lawn with mature shrub borders.





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

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Property Ref: CHM305831 - 0005

Tenure: Freehold

EPC Rating: Awaited

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