

for sale

offers over **£300,000**



Beech Close Chippenham SN15 1FR

A modern SEMI DETACHED house comprising Entrance Hall, Cloakroom, Lounge and Kitchen/Diner to the Ground floor whilst to the First floor there are Three Bedrooms with Ensuite to the master plus a Family Bathroom. Parking is available to the front of the property.



Beech Close Chippenham SN15 1FR

Description

A modern SEMI DETACHED house situated in a convenient location for easy access to Chippenham Town Centre where you will find a range of shops, bars and retail outlets. There is also a mainline railway station providing access to Bristol, Bath and London. There are great road links leading up to junction 17 of the M4 motorway.

The property itself comprises Entrance Hall, Cloakroom, Lounge and Kitchen/Diner to the Ground floor whilst to the First floor there are Three Bedrooms with Ensuite to the master plus a Family Bathroom. Parking is available to the front of the property.



Ground Floor

Entrance Hall

Double glazed entrance door to front. Stairs rising to First floor landing. Door to Lounge. Door to Cloakroom.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator. Window to front.

Lounge

14' 3" max x 11' 1" max (4.34m max x 3.38m max)
Window to front. Radiator. TV point. Door to Kitchen/Diner.

Kitchen/Diner

15' 2" x 8' 1" (4.62m x 2.46m)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Plumbing for washing machine. Space for fridge freezer. Double glazed French doors leading to the rear garden.

First Floor

Landing

Stairs rising from Ground Floor. Built in storage cupboard.

Bedroom One

12' max (incl wardrobe) x 9' 5" (3.66m max (incl wardrobe) x 2.87m)
Window to front. Built in wardrobe. Radiator. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and corner shower unit. Window to front. Radiator.

Bedroom Two

9' 2" x 7' 5" (2.79m x 2.26m)
Window to rear. Radiator.

Bedroom Three

7' 6" x 5' 9" (2.29m x 1.75m)
Window to rear. Radiator.

Bathroom

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

Outside

Front

Pathway to front door. Parking for two vehicles. Gated side access.

Rear Garden

Fully enclosed. Mainly laid to lawn with patio area.





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: CHM305870 - 0005

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/CHM305870



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