

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.





**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](http://www.focalagent.com)

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Property Ref: CHM305870 - 0006

**Tenure:** Freehold

**EPC Rating:** B

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