

for sale

£350,000



## Hill Rise Chippenham SN15 1AY

A mature SEMI DETACHED house offering flexible, family accommodation comprising Hallway, Lounge, Kitchen/Diner, separate Utility Room, Bedroom Three and Cloakroom to the Ground Floor. To the First Floor there are Five further Bedrooms and Two Shower Rooms. Good size rear garden.



# Hill Rise Chippenham SN15 1AY

## Description

A mature SEMI DETACHED house offering flexible, family accommodation and situated in a convenient location for all local amenities including schools, retail outlets and Chippenham Town Centre where there is a range of shops, bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London and great road links via junction 17 of the M4 Motorway.

This property currently comprises Hallway, Lounge, Kitchen/Diner, separate Utility Room, Bedroom Three and Cloakroom to the Ground Floor. To the First Floor there are Five further Bedrooms and Two Shower Rooms. Externally there is a fully enclosed good sized Rear Garden which is mainly laid to lawn.

## Ground Floor

### Hallway

Entrance door to front. Stairs to First Floor landing. Doors to Utility Room and Lounge.

### Lounge

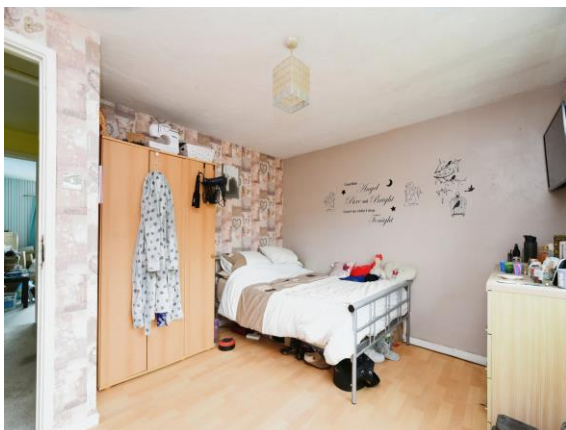
20' 3" x 11' 8" ( 6.17m x 3.56m )

French doors and window to rear. Feature fireplace. TV point. Radiator. Door to Kitchen/Diner

### Utility Room

11' 8" x 7' 2" ( 3.56m x 2.18m )

Window to front. Radiator. Door to Kitchen/Diner,



### **Kitchen/Diner**

17' 3" x 12' 7" ( 5.26m x 3.84m )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for cooker with extractor over. Plumbing for washing machine. Space for fridge/freezer. Door and window to front. Door to rear lobby.

### **Rear Lobby**

Door to rear garden. Doors to Bedroom Three and Cloakroom.

### **Bedroom Three**

11' 8" x 9' 1" ( 3.56m x 2.77m )

Window to rear. Radiator.

### **Cloakroom**

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

### **First Floor**

#### **Landing**

Stairs from Ground floor. Built in cupboard. Window to front.

### **Bedroom One**

12' 5" x 12' 4" ( 3.78m x 3.76m )

Windows to rear and side. Radiator.

### **Bedroom Two**

12' 7" max x 10' 4" ( 3.84m max x 3.15m )

Window to front. Radiator.

### **Bedroom Four**

12' 1" x 8' 5" ( 3.68m x 2.57m )

Window to rear. Radiator.

### **Bedroom Five**

11' 1" x 7' 2" ( 3.38m x 2.18m )

Window to rear. Radiator.

### **Bedroom Six**

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

Window to front. Radiator.

### **Shower Room One**

Three piece suite comprising low level WC, wash hand basin and shower unit. Window to side. Radiator.

### **Shower Room Two**

Three piece suite comprising low level WC, wash hand basin and shower cubicle. Two windows to front.

### **Outside**

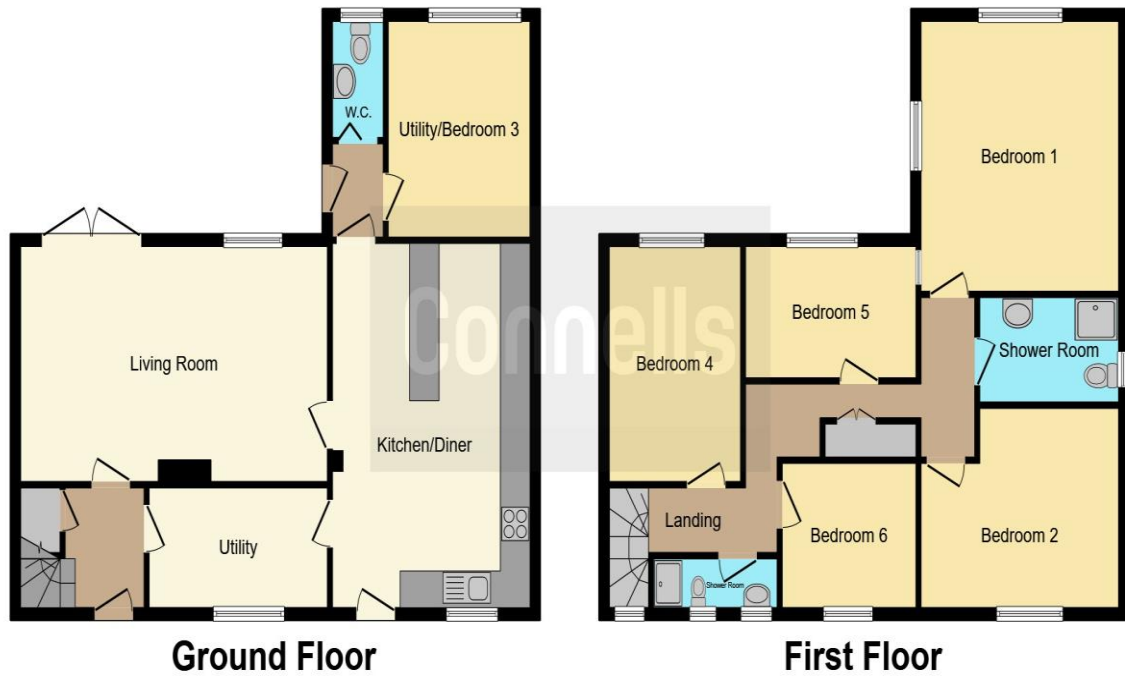
#### **Front**

Enclosed by wooden fencing. Low maintenance and laid to lawn with shrubs.

#### **Rear Garden**

Fully enclosed. Good sized lawn and patio area.





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59 Market Place  
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Property Ref: CHM304983 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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