

for sale

offers over **£295,000**



Brooklands Chippenham SN15 2FE

Beautifully presented family home arranged over three floors situated in a tucked away position and offering generous accommodation throughout including three double bedrooms.



Brooklands Chippenham SN15 2FE

Ground Floor

Entrance Hall

Entrance door to front. Stairs to First Floor.

Cloakroom

Suite comprising low level WC and wash hand basin.

Kitchen

15' 10" x 7' 10" (4.83m x 2.39m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and hob with cooker hood over. Plumbing for washing machine and dishwasher. Window to front.

Lounge

15' 6" x 10' 7" (4.72m x 3.23m)

Window to rear. French doors to rear. Radiator. TV point.

Conservatory

9' 10" x 7' 5" (3.00m x 2.26m)

Glazed construction with French doors to rear.

First Floor

Landing

Stairs to Second Floor. Built in cupboard.

Bedroom Two



11' 5" x 10' 8" (3.48m x 3.25m)
Window to front. Radiator. Built in wardrobe.

Bedroom Three

12' 7" x 8' 3" (3.84m x 2.51m)
Window to rear. Radiator.

Bathroom

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

Second Floor

Master Bedroom

14' 11" x 12' 2" (4.55m x 3.71m)
Window to front. Built in wardrobe. Radiator. Door to Ensuite.
Access to Loft.

Ensuite

Suite comprising low level WC, wash hand basin and corner shower cubicle.

Outside

Front

Low maintenance with pathway to front door.

Rear Garden

Fully enclosed. Laid to decking and decorative stone. Additional enclosed space to the side of the property



To view this property please contact Connells on

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59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306008 - 0006

Tenure: Freehold

EPC Rating: C

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