

for sale

£250,000



Holloway Grove Chippenham SN15 1WE

Welcome to this charming two-bedroom terrace home situated in the desirable Holloway Grove area of Chippenham. This newer build property offers a modern and comfortable living space, perfect for first-time buyers or those looking to downsize.



Holloway Grove Chippenham SN15 1WE

Description

Welcome to this charming two-bedroom terrace home situated in the desirable Holloway Grove area of Chippenham. This newer build property offers a modern and comfortable living space, perfect for first-time buyers or those looking to downsize. The ground floor features a spacious reception room, providing ample space for relaxation and entertaining. A well-appointed kitchen overlooks the rear garden, and a convenient WC is also located on this level. Upstairs, you'll find two generously sized bedrooms and a family bathroom, offering a bright and contemporary feel.

Holloway Grove benefits from a prime location with easy access to Chippenham town centre, where you'll find a variety of shops, cafes, and restaurants. For larger shopping trips, the nearby Emery Gate Shopping Centre offers a range of retail options, while supermarkets such as Sainsbury's and Morrisons are within

a short drive.

The property enjoys excellent road links, with the A350 just a few minutes away, offering easy access to the M4 motorway (Junction 17), making it ideal for commuters heading to Bath, Bristol, or Swindon. Chippenham railway station, located just over a mile away, provides regular direct services to London Paddington, Bath, and Bristol.

Families will appreciate the selection of highly-rated local schools. Sheldon School, rated "Good" by Ofsted, is just a short drive away, while Abbeyfield School is also within easy reach and holds a "Good"



Ground Floor

Entrance Hall

Entrance door to front. Stairs rising to First Floor landing.

Downstairs Wc

Suite comprising low level WC and wash hand basin.

Lounge

15' 11" x 9' 6" (4.85m x 2.90m)

Window to front. Radiator. Door through to Kitchen.

Kitchen Diner

12' 9" Max x 8' 2" Max (3.89m Max x 2.49m Max)

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 and dishwasher. Space for fridge/freezer.

First Floor

Landing

Stairs rising from Ground Floor.

Bedroom 1

12' 9" Max x 8' 6" Max (3.89m Max x 2.59m Max)

Window to rear. Radiator.

Bedroom 2

12' 9" Max x 8' 2" Max (3.89m Max x 2.49m Max)

Window to front. Radiator.

Bathroom

Three piece suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Radiator.

Outside

Front

Parking to the front of the property.

Rear Garden

Fully enclosed and laid to lawn.





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: CHM306035 - 0005

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/CHM306035



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