

for sale

£265,000



## Clifton Close Chippenham SN14 0HX

Charming Two-Bedroom Midf Terrace Home on Clifton Close, Chippenham. The property comprises Entrance Hall, Lounge, Kitchen, Utility, Cloakroom and Conservatory to the Ground Floor with Two Double Bedrooms and Bathroom to the First Floor. Low maintenance gardens to the front and rear.





# Clifton Close Chippenham SN14 0HX

## Description

Charming Two-Bedroom Mid Terrace Home on Clifton Close, Chippenham. Nestled on the sought-after Clifton Close, this delightful two-bedroom end of terrace home offers both comfort and convenience. Perfect for first-time buyers, small families, or those looking to downsize, this property boasts a well-thought-out layout and ample outdoor space.

The property comprises Entrance Hall, Lounge, Kitchen, Utility, Cloakroom and Conservatory to the Ground Floor with Two double Bedrooms and Bathroom to the First Floor.

Clifton Close is ideally positioned in the thriving market town of Chippenham. Residents enjoy proximity to a range of amenities, including local shops, supermarkets, and leisure facilities. Chippenham's vibrant town centre is just a short distance away,

offering a variety of restaurants, cafes, and boutique shops.

This property is an excellent opportunity to secure a home in a highly desirable area. Viewing is highly recommended to fully appreciate all it has to offer.



## Ground Floor

### **Hallway**

Entrance door and window to front. Stairs to First floor.

### **Lounge**

16' 10" x 9' 10" ( 5.13m x 3.00m )

Window to front. French door to rear leading to conservatory. Feature fireplace. Radiator.

### **Conservatory**

12' 7" x 9' 8" ( 3.84m x 2.95m )

UPVC construction with French doors and windows overlooking the rear garden.

### **Kitchen/Breakfast Room**

10' 11" x 10' 4" ( 3.33m x 3.15m )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated double oven and hob with cooker hood over. Plumbing for washing machine. Door to rear Lobby, Utility and Cloakroom. Window to front. Radiator. Breakfast bar.

### **Utility Room**

7' 1" x 5' 6" ( 2.16m x 1.68m )

Understairs cupboard. Window to rear.

### **Lobby**

Door to rear and door to Cloakroom.

### **Cloakroom**

Suite comprising low level WC and corner wash hand basin.

## First Floor

### **Landing**

Stairs from Ground Floor. Airing cupboard. Doors to Bedrooms and Bathroom.

### **Bedroom One**

16' 11" x 9' 11" max ( 5.16m x 3.02m max )

Dual aspect with windows to front and rear. Built in wardrobe. Radiator.

### **Bedroom Two**

10' 11" x 10' 5" ( 3.33m x 3.17m )

Window to front. Radiator. Built in wardrobe.

### **Bathroom**

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

## Outside

### **Front**

Low maintenance with pathway leading to front door and the remainder laid to decorative stone with ornamental trees.

### **Rear Garden**

Fully enclosed. Mainly laid to lawn with patio area and decorative stones. There is a dropped kerb outside the back gate allowing for vehicular access.







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: CHM306085 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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