

for sale

£260,000



## Derriads Green Chippenham SN14 0QR

Mid Terraced Family Home presented in good order throughout with Lounge, Kitchen/Diner, Two Double Bedrooms plus a Loft Room and Shower Room. Fully enclosed garden to the rear with a good size brick built shed/store.



# Derriads Green Chippenham SN14 0QR

## Description

Mature mid terraced family home presented in good order throughout and situated in a convenient location for all local amenities and within easy reach of Chippenham Town Centre where you will find a range of shops, bars and restaurants plus a mainline railway station providing access to Bath, Bristol and London. There are also great road links via junction 17 of the M4 motorway.

The property comprises Hallway, Lounge and Kitchen/Diner to the Ground Floor with two bedrooms and bathroom to the First Floor and a great size Loft Room to the Second Floor.





## Ground Floor

### **Entrance Hall**

Entrance door to front. Stairs to First Floor.

### **Lounge**

14' 1" x 12' 4" ( 4.29m x 3.76m )

Window to front. Understairs storage cupboard. Feature fireplace. Door to Kitchen.

### **Kitchen/Diner**

17' 4" max x 10' 9" max ( 5.28m max x 3.28m max )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for washing machine. Range style cooker. Appliance space. Door and window to rear.

## First Floor

### **Landing**

Stairs from Ground Floor. Doors to Bedrooms One and Two and Bathroom.

### **Bedroom One**

14' x 10' 5" ( 4.27m x 3.17m )

Window to front. Radiator.

### **Bedroom Two**

10' 4" x 9' 6" ( 3.15m x 2.90m )

Window to rear. Radiator.

## Second Floor

### **Loft Room**

Stairs from First Floor. Two velux style windows. Radiator.

### **Shower Room**

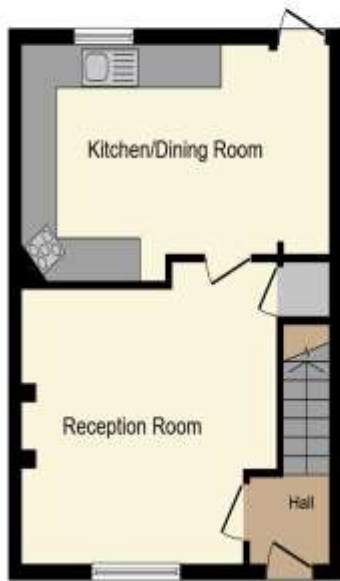
Suite comprising low level WC, wash hand basin and shower cubicle. Window to rear.

## Outside

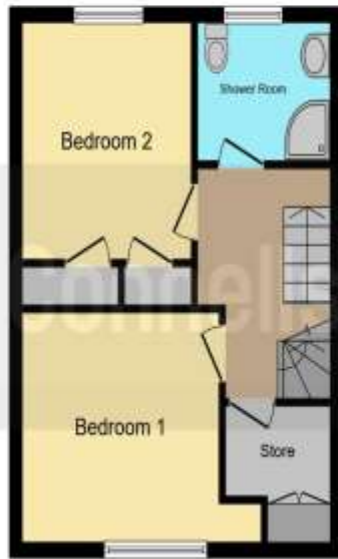
### **Rear Garden**

Fully enclosed with lawn and patio areas. Large brick built store/shed.





**Ground Floor**



**First Floor**



**Second Floor**

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59 Market Place  
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Property Ref: CHM306200 - 0002

**Tenure:** Freehold

**EPC Rating:** E

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