

for sale

offers over **£400,000**



## Rowden Road CHIPPENHAM SN15 2AU

3 Bedroom Detached family home with driveway parking, garage, good size garden within a Cul-De-Sac location. with 3 receptions rooms and a kitchen diner this property is a must view.





# Rowden Road CHIPPENHAM SN15 2AU

## Ground Floor

### **Entrance Porch**

Entrance door to front.

### **Entrance Hall**

Stairs to First Floor. Doors to Lounge, Dining Room, Kitchen and Cloakroom.

### **Lounge**

13' 8" max x 11' 2" max ( 4.17m max x 3.40m max )

Bay window to front. Parquet flooring. Sliding door through to Dining Room.

### **Dining Room**

12' 5" x 11' 2" ( 3.78m x 3.40m )

Parquet flooring. Window to rear overlooking the Lean-to/Conservatory.

### **Kitchen**

12' 8" x 11' 8" ( 3.86m x 3.56m )

Fitted with a matching range of base and wall units with work surfaces over. Sink and drainer. Integrated double oven. Space for cooker. Appliance space. Two windows to rear. Door to Lean-to/Conservatory. Plumbing for washing machine.

### **Lean-To/Conservatory**

Glazed construction with French doors to rear.



## **First Floor**

### **Landing**

Stairs rising from Ground Floor. Doors to all rooms.

### **Bedroom One**

13' 10" x 12' 7" ( 4.22m x 3.84m )

Bay window to front. Built in wardrobes.

### **Bedroom Two**

11' 2" x 10' 5" ( 3.40m x 3.17m )

Window to rear. Built in wardrobes.

### **Bedroom Three**

7' 6" x 6' 5" ( 2.29m x 1.96m )

Window to front.

### **Bathroom**

Window to rear. Suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment. Tiled floor. Part tiled walls. Separate shower cubicle.

## **Outside**

### **Front**

Mainly laid to lawn with mature trees and shrubs.

### **Parking & Garage**

Driveway parking leading to Single Garage with up and over door.

### **Rear Garden**

Fully enclosed. Mainly laid to lawn with mature shrub borders. Patio area.







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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**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306226 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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