

for sale

£190,000



## Hollybush Close Chippenham SN14 6RH

Freehold. Garden. Conservatory.  
Coachhouse. One Bedroom. Garage.  
Driveway. No Onward Chain. Viewing  
Advised.



# Hollybush Close Chippenham SN14 6RH

## Accommodation

### **Entrance Porch**

Stairs to First Floor.

### **Lounge**

18' 6" x 13' 5" ( 5.64m x 4.09m )

Juliet balcony and patio doors. Window to rear. Radiator. TV & BT points. Access to loft space.

### **Kitchen**

9' 1" x 8' 7" ( 2.77m x 2.62m )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for washing machine. Integrated oven and hob with cooker hood. Central heating boiler. Velux style window. Tiled flooring. Appliance space. Radiator.

### **Bedroom One**

12' 5" x 8' 1" ( 3.78m x 2.46m )

Window to front. Radiator.

### **Bathroom**

Suite comprising low level WC, pedestal wash hand basin and shower enclosure. Towel rail. Ceiling skylight. Tiled flooring.





## Outside

### **Garage**

With up and over door. Understairs storage cupboard. Personal door to rear leading to garden.

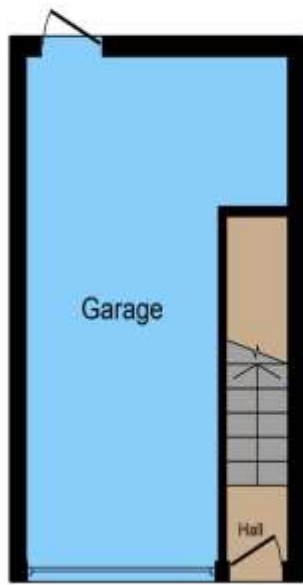
### **Conservatory**

UPVC construction with French doors to garden.

### **Garden**

Low maintenance and mainly laid to gravel.





**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

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

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306252 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/CHM306252](http://connells.co.uk/Property/CHM306252)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)