

for sale

£275,000



Hickory Way CHIPPENHAM SN15 1FP

Semi- Detached home perfect for first time buyers situated in Birds marsh view with 2 double bedrooms, a kitchen diner, driveway parking to the side and a downstairs WC.



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Description

Located in a sought-after Birds Marsh area, this well-presented two-bedroom semi-detached home offers a perfect blend of comfort and convenience. Situated on Hickory Way, the property is within easy reach of local schools, shops, and excellent transport links, including Chippenham railway station and access to the M4.

The accommodation comprises a bright and spacious living room, downstairs WC, a modern fitted kitchen with dining space and leading to the rear garden. Upstairs, you'll find two well-proportioned bedrooms and a contemporary family bathroom.



Ground Floor

Entrance Hall

Entrance door to front. Stairs to First floor. Doors to Cloakroom and Lounge.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to front.

Lounge

15' 1" max x 7' 6" (4.60m max x 2.29m)

Window to front. Window to side. Under stairs storage cupboard. TV point.

Kitchen/Diner

12' 9" x 8' (3.89m x 2.44m)

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. Window to rear. French doors to rear.

First Floor

Landing

Stairs from Ground Floor. Doors to Bedrooms and Bathroom

Bedroom One

12' 7" x 8' 3" (3.84m x 2.51m)

Window to rear.

Bedroom Two

12' 9" x 8' 8" (3.89m x 2.64m)

Window to rear.

Bathroom

Suite comprising low level WC, wash hand basin an bath with shower over. Window to side.

Outside

Parking

Tandem driveway parking to the side of the property.

Rear Garden

Fully enclosed. Well maintained with lawn, patio and decking areas.





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

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Property Ref: CHM306328 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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