

for sale

offers in excess of **£280,000**



Broomfield CHIPPENHAM SN15 1DZ

Mid Terrace. Four Bedrooms. Lovely Kitchen. Bright Living Room. Great size Garden. Viewing Advised. Utility Room.



Broomfield CHIPPENHAM SN15 1DZ

Description

Located in the popular Broomfield area of Chippenham, this spacious four-bedroom mid-terraced home offers well-balanced accommodation ideal for families. The property features a bright and welcoming living room, a modern fitted kitchen with ample dining space, a utility room leading to a second reception room currently used as a gym and four bedrooms providing flexibility for family living or home working.

Outside, the property benefits from a private rear garden, perfect for outdoor entertaining. Situated within easy reach of local amenities, reputable schools, and excellent transport links, including Chippenham railway station and the M4 motorway, this home combines comfort, space, and convenience in a sought-after residential location.

Ground Floor

Entrance Porch

Door to front with windows to side.

Entrance Hall

Entrance door to front. Stairs to First Floor Landing.

Lounge

17' 1" x 10' 11" (5.21m x 3.33m)

Dual aspect with windows to front and rear.

Reception Two

10' 9" x 6' 11" (3.28m x 2.11m)

Door and window to front. Currently used as a gym.



Kitchen

17' 1" max x 9' 6" max (5.21m max x 2.90m max)
Fitted with a matching range of base and wall units with complementary work surfaces over. Part tiled walls. Space for range style cooker. Appliance space. Windows to rear and front. Built in store cupboard.

Utility

9' 6" x 5' 10" (2.90m x 1.78m)
Base unit with inset sink. Plumbing for washing machine. Part tiled walls. Door and window to rear.

First Floor

Landing

Stairs rising from Ground Floor. Two windows to rear. Built in cupboard.

Bedroom One

10' 10" x 10' 3" (3.30m x 3.12m)
Window to front.

Bedroom Two

11' max x 8' 6" max (3.35m max x 2.59m max)
Window to front. Built in cupboard.

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)
Window to front. Built in cupboard.

Bedroom Four

6' 6" x 8' 1" (1.98m x 2.46m)
Window to rear.

Bathroom

Suite comprising low level WC, wash hand basin and corner Shower. Window to rear.

Cloakroom

Low level WC. Window to rear.

Outside

Front

Enclosed by mature hedging. Pathway leading to front entrance. Lawn area.

Rear

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

Large storage shed.

Located at the end of the rear garden.

Lounge

17' 1" max x 10' 11" max (5.21m max x 3.33m max)
Dual aspect with windows to front and rear.





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

T 01249 652 476
E chippenham@connells.co.uk

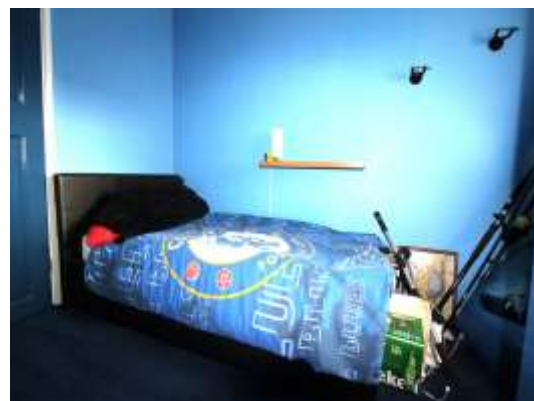
59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305426 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/CHM305426



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 | www.rightmove.co.uk | www.zoopla.co.uk