





📍 12 Carrick Close, Chippenham, Wiltshire, SN15 3ND

🏠 Price Guide £285,000

A three bedroom semi-detached house with pleasant rear garden situated in a quiet cul-de-sac on the very popular Monkton Park Residential development. The property is within walking distance of local amenities, the mainline train station and the town centre whilst also having access to river walks and cycle paths on its doorstep.

- Three Bedrooms
- Semi Detached
- Quiet Cul-De-Sac
- Sought After Residential Development
- Walking Distance of the Town Centre & Train Station
- Close to River Walks & Cycle Paths
- Rear Garden
- Off Street Driveway Potential
- Modern Shower Room
- In Need of Modernisation

🏡 Freehold

🏠 EPC Rating C





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In need of internal cosmetic updating, the accommodation comprises; entrance porch, entrance hall, fitted kitchen with side external access and internal access to the dining room. There are sliding doors separating the dining room and the sitting room to the front that in turn gives access back to the entrance hall.

Situated to the first floor are three bedrooms with the principle bedroom and bedroom two, also a double in size having fitted wardrobes. The modern shower room with airing cupboard completes the accommodation.

Externally, there is the potential for off street driveway parking and a rear garden mainly laid to lawn. The property would be in ideal purchase for those looking to put their own stamp on a property that would make a lovely family home.

#### **Situation**

The property is within easy access of the the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; C

Tenure; Freehold

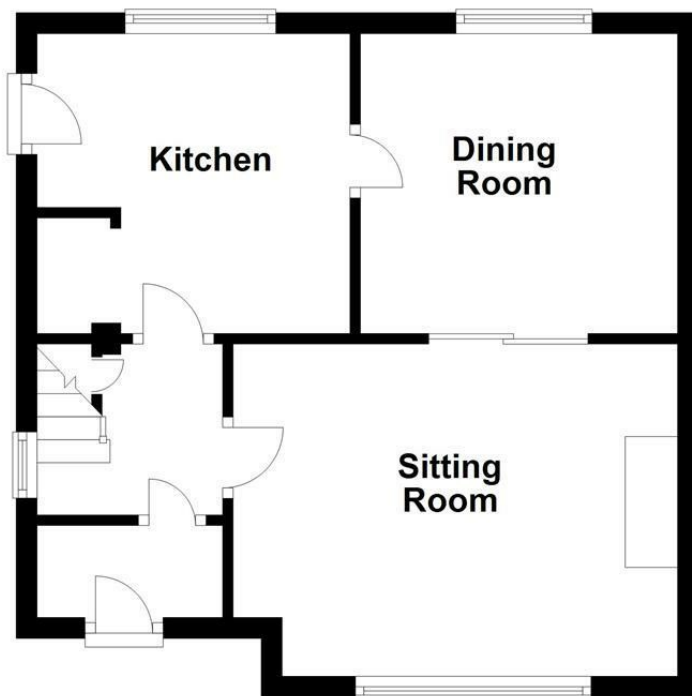
Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; C



**Ground Floor**



**First Floor**



Total area: approx. 794.0 sq. feet

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