



13 Canney Close, Chiseldon, SN4 0PG
Offers In Excess Of £320,000

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Nestled in the cul-de-sac of Canney Close, Chiseldon, this detached bungalow presents a wonderful opportunity for those looking to create their dream home. The property boasts three well-proportioned bedrooms, a spacious reception room and a good sized kitchen. Further benefits include an attached garage and a south facing rear garden.

Constructed in the 1960s, this bungalow is situated close to the local primary school and other amenities providing easy access without the need for driving.

The property is full of potential and, despite needing some modernisation, is well-presented. The layout offers a fantastic foundation for a great home and with the possibility to extend (subject to planning permission), you can enhance the property further to meet your needs.

Whether you are a first-time buyer, a family seeking a quiet neighbourhood close to schools or someone looking for stair-free living, this property is a blank canvas waiting for you.

Do not miss the chance to add your stamp to this delightful bungalow in a sought-after location. With its full potential and quiet surroundings, it is a rare find in today's market.

Entrance Hall

11'1" x 2'11" into 3'10" (3.38 x 0.9 into 1.18)

uPVC entrance door, UPVC privacy glazed window, radiator, door to living room

Living Room

10'8" into 11'10" x 19'1" (3.27 into 3.62 x 5.84)

uPVC double glazed window to front aspect, door to kitchen, door to hallway, UPVC side door to garden, electric fireplace with tiled surround, radiator x2





Kitchen

9'10" into 5'9" x 14'9" into 13'9" (3.00m into 1.75m x 4.50m into 4.19m)

2x uPVC window to side aspect, uPVC double glazed door, a selection of eye and base level units with matching rolled edge worktop, a composite one and a half basin sink with mixer tap, space for fridge freezer, integrated electric oven with gas hob and extractor fan above, space and plumbing for dishwasher, space for dining table and chairs

Rear Hall

Doors to all bedrooms and bathroom, access to boarded loft with loft ladder

Bedroom One

10'8" x 12'10" (3.27 x 3.92)

uPVC double glazed window to rear aspect, built-in wardrobes, radiator

Bedroom Two

11'1" x 9'8" (3.38 x 2.97)

Window to rear aspect, radiator

Bedroom Three

7'11" x 11'8" (2.43 x 3.58)

Window to side aspect, radiator

Shower Room

9'10" into 5'5" x 6'3" (3 into 1.66 x 1.92)

uPVC window to side aspect, storage cupboard housing Worcester Combi boiler with space and plumbing for washing machine, shower cubicle, low-level WC, bidet, wash basin in vanity unit, heated towel rail



Rear Garden

Enclosed, south-facing rear garden with patio area and established lawn and borders, side access

Garage

Up and over garage door, window to rear, power and light

Driveway

Driveway parking for one car with scope to add more, lawn area

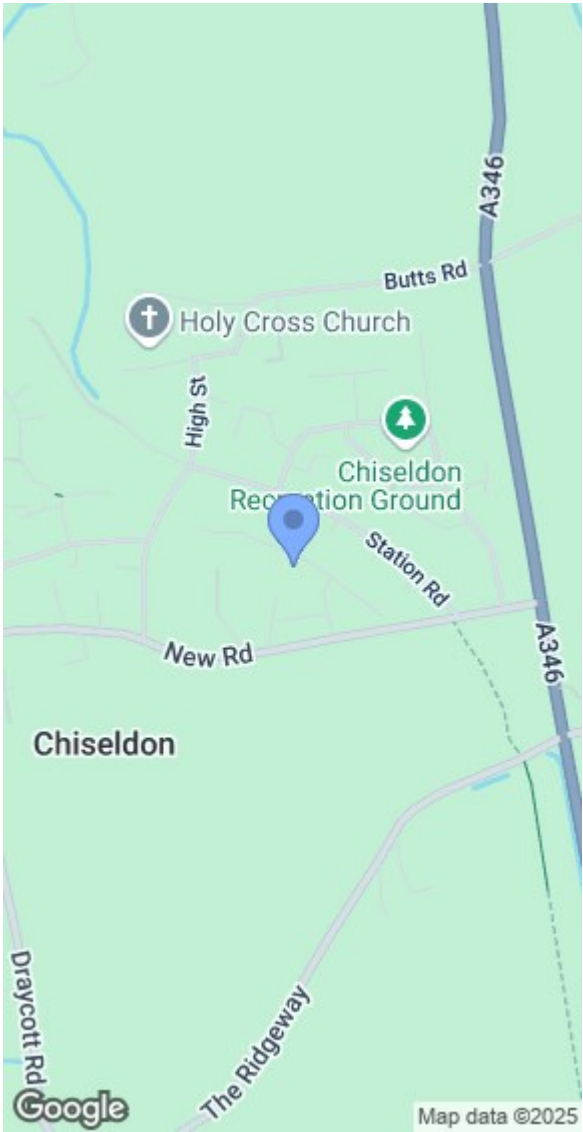




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
					