



# 7 Plough Lane, Chippenham, SN15 5PR

A three bedroom semi detached property situated on the edge of the sought after village of Kington Langley and offered for sale with NO ONWARD CHAIN. The accommodation offers an entrance porch, hallway with guest cloakroom, kitchen with fitted units, built-in oven and hob and a door to the garden, dual aspect sitting room, three bedrooms and a first floor bathroom. Other benefits include double glazing and gas central heating. Outside there are lawned gardens to the front screened by a mature hedgerow with gated access to off road parking and to the rear is a low maintenance garden laid to hardstanding.

## Situation

The property is situated on the edge of this much sought after village c. 2 miles from M4 J.17. Local amenities include a primary school, church and village hall, whilst Chippenham nearby provides a comprehensive range of shopping facilities and amenities including schooling for all ages, modern sports/leisure centre and mainline rail services (Paddington about 75 minutes). Excellent road communications provide easy access to the major employment centres of Bristol, Swindon and Bath, via the M4. There is a good choice of both high quality state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region. Chippenham Golf club is c.½ mile

## Accommodation Comprising:

### Entrance Porch

Entrance door. Window to front. Door to:

### Entrance Hall

Stairs to first floor. Radiator. Understairs storage cupboard. Wood laminate flooring. Opening through to kitchen. Doors to:

### Cloakroom

Obscure double glazed window to side. Radiator. Corner wall hung wash basin. Close coupled WC. Wood laminate flooring.

### Sitting Room

Dual aspect with double glazed window to front and rear. Radiator. Wood laminate flooring.

## Directions

From Chippenham take A350 dual carriageway towards the M4 J.17. After c.1 mile turn right at the traffic lights to Kington Langley. The property can be located on the left hand side.

## Agents Note

Please note that the internal photographs were taken prior to the tenant taking up residence.

## GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

£275,000

## Kitchen

Double glazed door and window to rear. Range of drawer and cupboard base units with worksurfaces over. Inset stainless steel sink with drainer and mixer tap over. Built-in electric oven and gas hob with extractor over. Space and plumbing for washing machine and fridge/freezer. Tiling to principal areas. Spotlights. Wood laminate flooring.

## First Floor Landing

Double glazed window to side. Access to roof space. Doors to:

## Bedroom One

Double glazed window to rear. Cupboard housing boiler. Radiator.

## Bedroom Two

Double glazed window to rear. Radiator.

## Bedroom Three

Double glazed window to front. Radiator.

## Bathroom

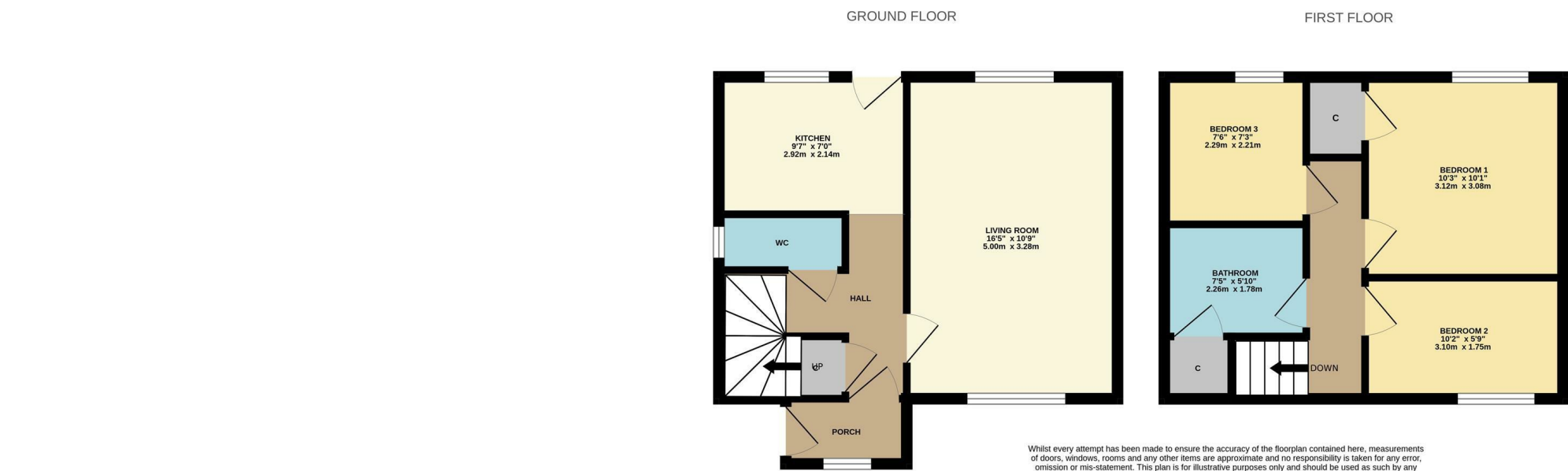
Obscure double glazed window to side. Radiator. Panelled bath with shower over and shower screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Over stairs cupboard with radiator.

## Front Garden

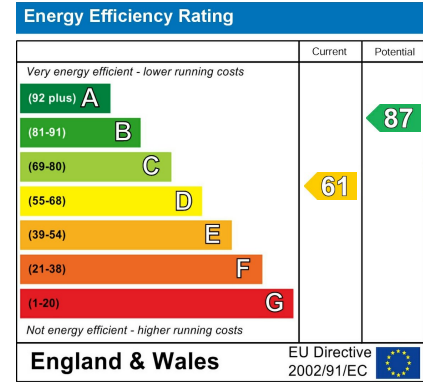
Mainly laid to lawn with hedging. Double gates giving access to roadside. Side access to:

## Rear Garden

Fencing. Laid to hardstanding.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)