





# 11 Orchard Crescent, Chippenham, SN14 0BG

NO ONWARD CHAIN! A mature three bedroom semi detached house situation in the corner of a quiet cul-de-sac on the west side of Chippenham with the benefit of a substantial corner plot garden. The accommodation offers a reception hall, downstairs cloakroom, sitting room with bay window and oepn fireplace, separate dining room with patio doors to the garden, kitchen, three bedrooms and a shower room. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking leading to an attached garage. The large west facing rear garden is a real feature of the property it is currently set up with lawn and patio area and extensive vegetable garden with greenhouse.

## Situation

The property is situated in a cul-de-sac on the western side of Chippenham, just off Hungerdown Lane the main road connecting two major routes into the town and is conveniently located within walking distance of four primary schools and two secondary schools. Local shops are close to hand along with superstores. There are numerous other amenities in the town centre along with a mainline rail station. M4 J.17 is c.4 Miles north of the town providing swift access to Swindon, Bristol and Bath.

## Accommodation Comprising:

Obscure double glazed French doors to:

## Entrance Porch

Tiled floor. Door and obscure glazed side panels to:

## Reception Hall

Radiator. Stairs to first floor with cupboard under. Central heating thermostat. Doors to:

## Sitting Room

Double glazed bay window to front. Radiator. Feature open fireplace. Picture rail. Two wall light points.

## Dining Room

Double glazed sliding patio doors to rear. Radiator. Feature open fireplace. Picture rail.

## Kitchen

Two double glazed windows to rear. Obscure window to side. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards.

## Rear Garden

Large mature enclosed garden enjoying a westerly aspect. Lawned garden with patio area and wide range of mature trees and shrubs and garden shed. Pathway leading to a large area of vegetable garden with greenhouse.

## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road then on into Bristol Road. Take the left at the mini roundabouts into Hungerdown Lane. Continue past the petrol station and over the twin mini roundabout. Take the next turning on the left into Orchard Road and then first left into Orchard Crescent. The property will then be found in the left hand corner.

## GOODMAN WARREN BECK

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£325,000

Rolled edge work surfaces with tiled splash backs. Single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Obscure multi glazed door to side.

## First Floor Landing

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

## Bedroom One

Double glazed window to front. Radiator. Fitted wardrobes, cupboards and dressing table.

## Bedroom Two

Double glazed window to rear. Radiator. Fitted wardrobes, cupboards and dressing table.

## Bedroom Three

Double glazed window to front. Radiator.

## Shower Room

Obscure double glazed window to rear. Radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin. Low level WC. Cupboard housing Worcester combination boiler.

## Outside

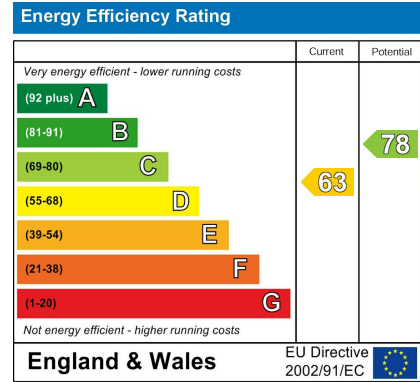
## Front Garden

Metal gates opening to driveway providing off road parking. Gated side access to rear garden.

## Attached Garage

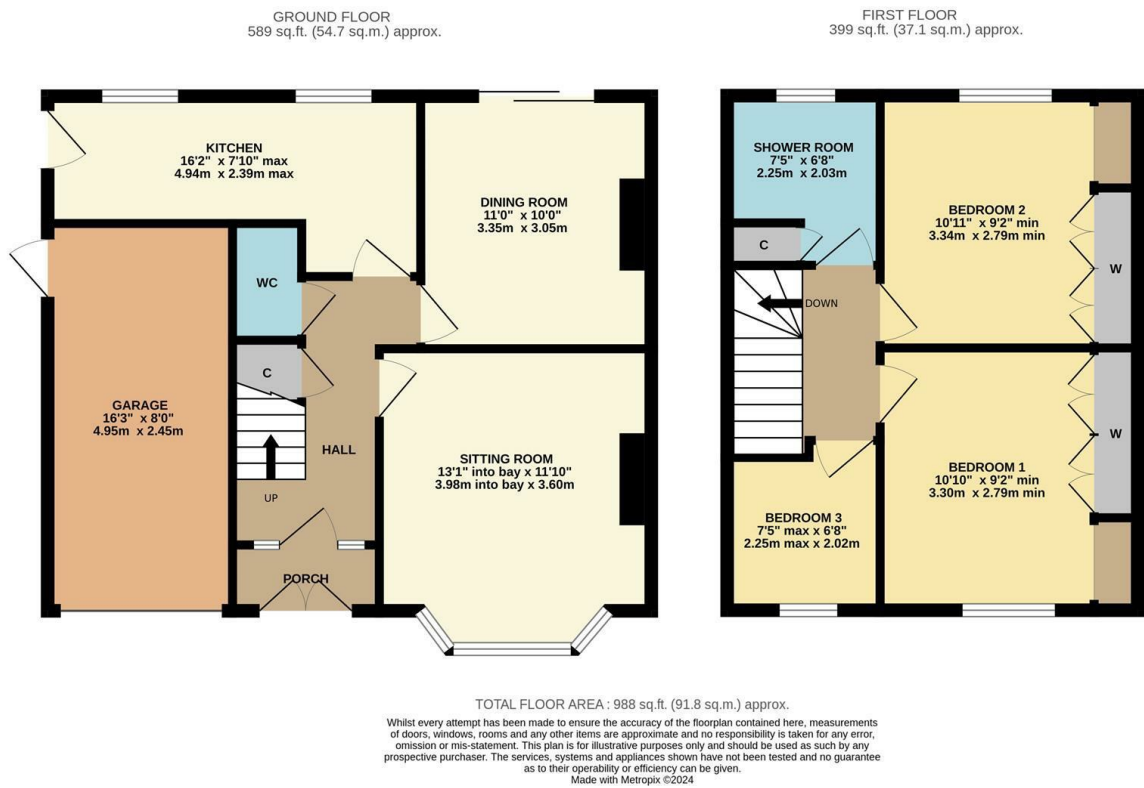
Up and over door. Personal door to side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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