



7 Kington St. Michael, Chippenham, SN14 6JB

A delightful two bedroom cottage situated in the heart of this sought after village and offered for sale with NO ONWARD CHAIN. Arranged over three floors and well presented throughout the accommodation offers a brand new, refitted kitchen with built-in oven and hob and slate tiled floor, sitting room with feature fireplace. First floor with double bedroom some attractive stonework and a good size bathroom with a modern white suite, including a roll top bath and useful utility cupboard. The top floor the offers another double bedroom with beams and fitted furniture. Other benefits include double glazing and gas central heating.

Situation

The cottage is pleasantly situated in the heart of this sought after village with primary school and public house and just c.2 miles from M4 J.17 and within c.2 miles of Chippenham with its extensive amenities and mainline rail station. J.17 provides swift commuting to the larger centres of Swindon, Bath and Bristol.

Accommodation Comprises

Canopied Porch

Obscure glazed entrance door to:

Refitted Kitchen

Double glazed window to side. Drawer and cupboard base unit with matching wall mounted cupboard. Rolled edge work surfaces with inset stainless steel sink unit with chrome mixer tap and tiled splash back. Built-in electric oven and hob with stainless steel extractor over. Open fronted shelving. Under stairs recess with space for fridge/freezer and useful storage cupboard. Stairs to first floor. Slate tiled floor. Doorway to:

Sitting Room

Two double glazed windows to front with window seats. Radiator. Feature open fireplace with stone surround and hearth. Three wall light points. Coving.

First Floor Landing

Stairs to second floor. Doors to:

Bedroom One

Double glazed window to front with window seat. Radiator. Exposed stone wall with fireplace. Under stairs cupboard housing gas fired combination boiler.

Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Feature small internal stained glass window. Free standing roll top bath with chrome mixer tap and shower attachment. Vanity wash basin with cupboard under. Close coupled WC with concealed cistern. Utility cupboard housing washing machine and with space for tumble drier. Spotlights.

Second Floor Landing

Opening into:

Bedroom Two

Double glazed window to side and rear. Radiator. Fitted cupboards and drawer unit.

Outside

Flower border and small gravelled area for storing bins.

Directions

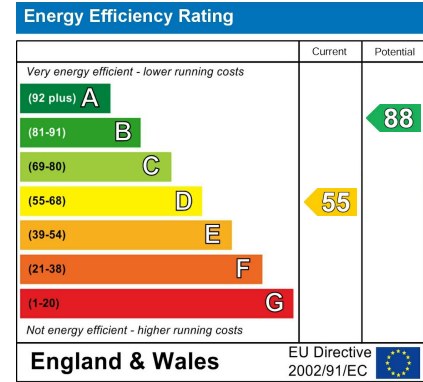
Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. Continue into the village and the property will be found on the right hand side, opposite Jolly Huntsman Public House.

GOODMAN WARREN BECK

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

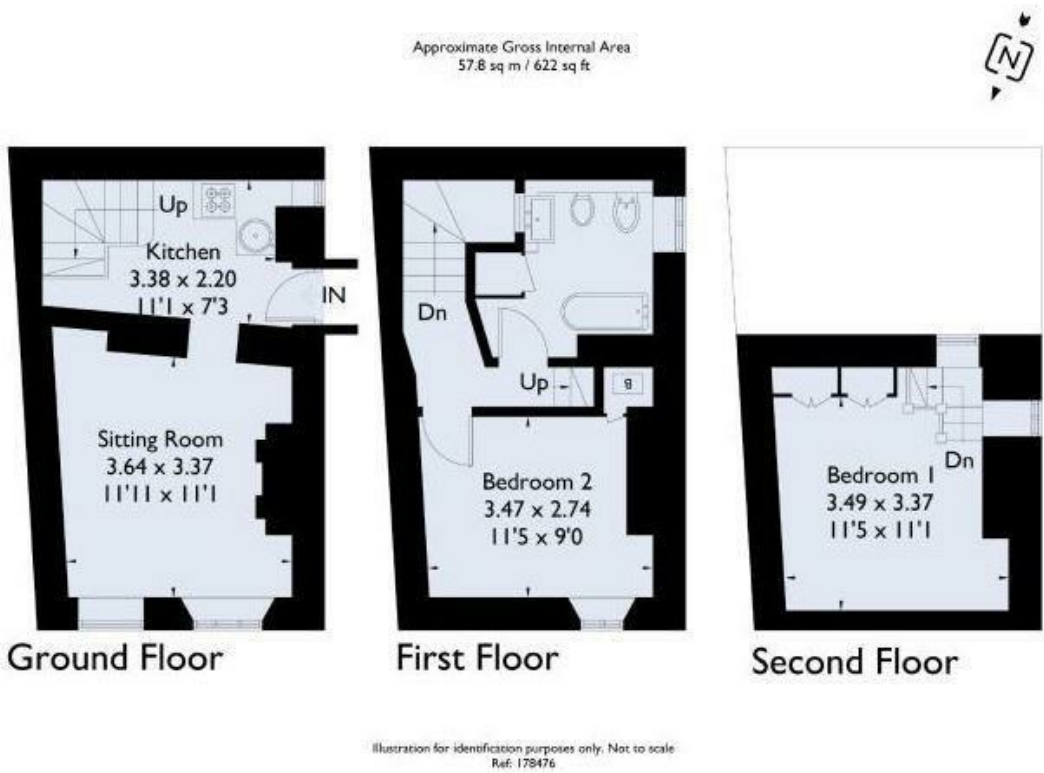
Offers In Excess Of
£228,000

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

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)