



Hardens Mead, Chippenham

Price Guide £292,500

A generously proportioned three bedroom semi-detached family home situated in a highly desirable cul-de-sac within walking distance of shops and schooling. The property has been fitted with leased solar panels to offset electric bills. The extended accommodation briefly comprises; entrance porch, entrance hall, cloakroom, sitting room, dining room and kitchen to the ground floor. The first floor provides; landing area, master bedroom, two further bedrooms and a family bathroom. Externally the property offers off road driveway parking to front with access to the rear garden via a side porch and a good sized, enclosed garden to rear. An internal viewing is highly recommended to fully appreciate the size of this home.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Porch

With upvc double glazed window and door to front, electric heater, archway to entrance hall, tiled flooring.

Entrance Hall

With doors to sitting room and kitchen, under stairs cupboard, carpeted stairs to the first floor landing, radiator, tiled flooring.

Sitting Room 5.64m x 3.56m (18'6" x 11'8")

With upvc triple glazed windows to front, door to entrance hall, ceiling fan with lights, wall lights, living flame effect electric fire, radiator, carpeted flooring.

Dining Room 5.56m x 3.00m max (18'3" x 9'10" max)

With upvc double glazed French doors to rear, door to cloakroom/utility, radiator, laminate flooring.

Cloakroom / Utility

Comprising a two piece white suite of low level w/c and wash hand basin with tiled splash back, extractor fan, space and plumbing for automatic washing machine and space for tumble dryer above, laminate flooring.

Kitchen 2.82m x 2.64m (9'3" x 8'8")

With upvc double glazed window to rear, doors to entrance hall, dining room and side porch, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for gas or electric freestanding oven, space for under counter fridge, radiator, vinyl flooring.

Side Porch

With upvc double glazed door to front, single glazed door to rear and to kitchen, light.

First Floor

Landing

With upvc triple glazed window to side, airing cupboard housing the gas fired combination boiler (installed 2014), access to loft space, carpeted, doors to...

Master Bedroom 3.96m x 2.62m (13' x 8'7")

With upvc triple glazed window to rear offering far reaching roof top views over Chippenham, radiator, built in wardrobe, carpeted flooring.

Second Bedroom 3.48m x 2.69m (11'5" x 8'10")

With upvc triple glazed window to front, radiator, carpeted flooring.

Third Bedroom 3.18m x 2.51m (10'5" x 8'3")

With upvc triple glazed window to front, radiator, carpeted.

Family Bathroom

With obscured upvc triple glazed window to rear, fitted with a three piece white suite comprising; bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, full tiling, radiator, extractor fan, vinyl flooring.

Externally

Front Garden & Parking

The front garden has been laid to hardstanding to provide off road driveway parking, path to front door and to side porch.

Rear Enclosed Garden

The rear garden is partly fence and wall enclosed with decking and patio sitting areas, gravel area, metal storage shed, outside tap, access to the front through the side porchway.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

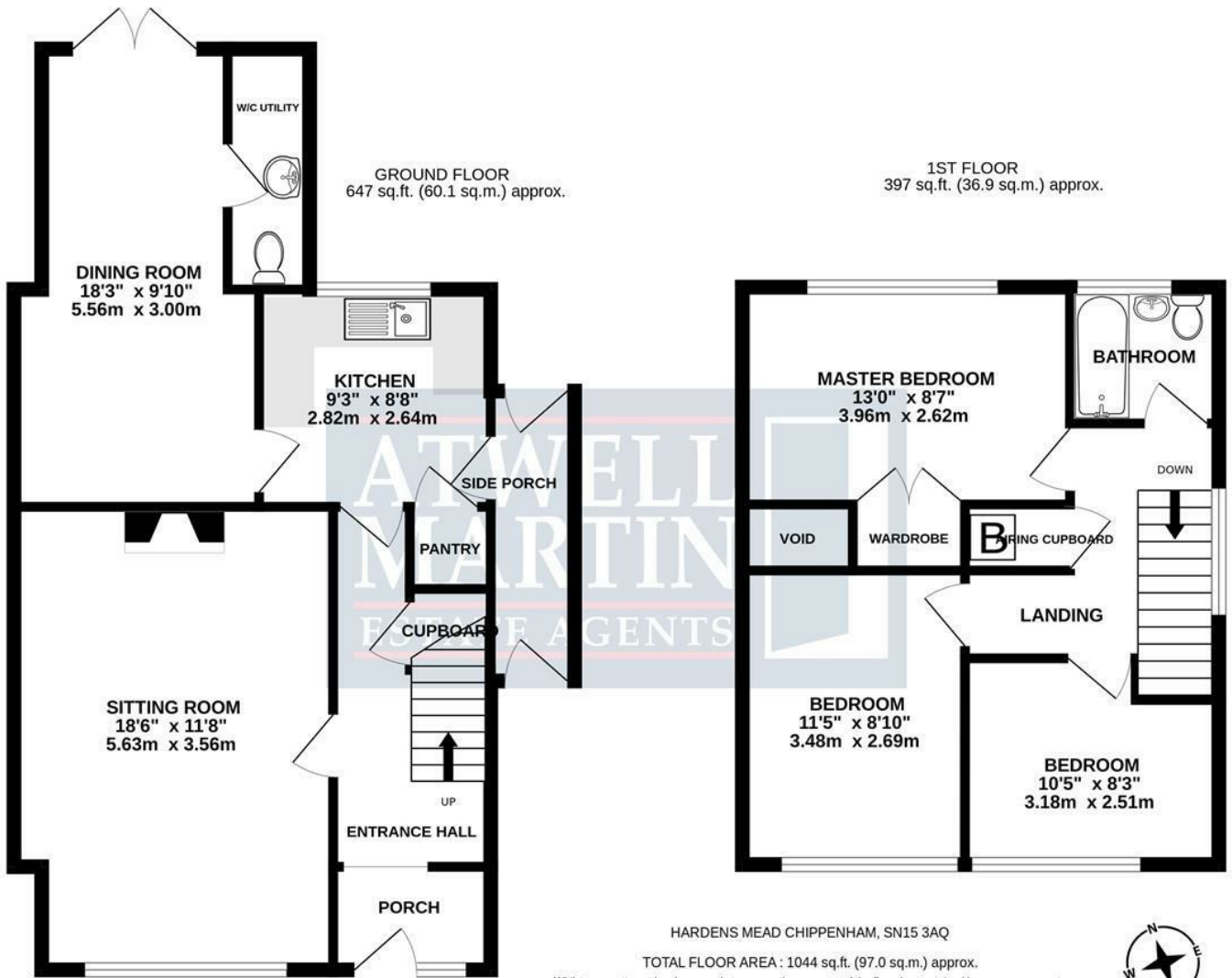
Leased Solar Panels - 25 Year Lease from 2014 with a peppercorn rent; energy generated offsets electricity bills.

Wiltshire Council Tax - Band C

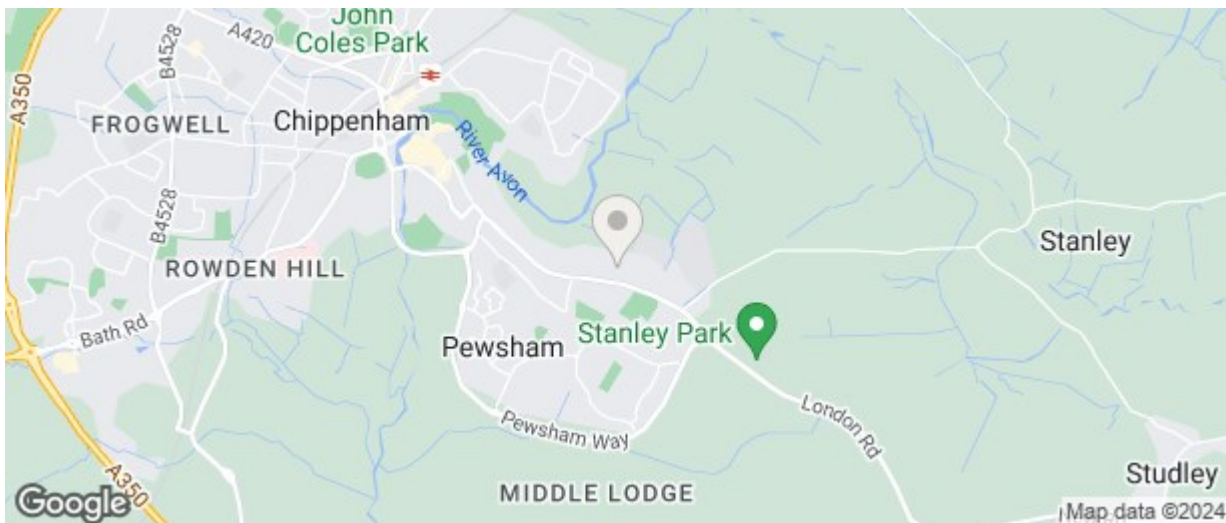
Tenure - Freehold with Leased Solar Panels







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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		72
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing