



This well presented detached bungalow is located within a popular residential area of Chippenham with easy access to local amenities and commuter links. The bungalow is situated in an established plot with well maintained gardens plenty of parking and a single garage. The accommodation is based around a good size hallway with access leading to a lovely light lounge and kitchen. The inner hall offers storage with doors leading to both bedrooms, shower room, separate w/c, dining room and conservatory overlooking the garden. The property is offer for sale with No Onward Chain.

#### 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 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:

#### Entrance Hall

Upvc double glazed windows and door to front, doors to lounge, kitchen and inner hallway, radiator.

#### Lounge 6.22m x 4.22m (20'05" x 13'10")

Upvc double glazed windows to front and rear, French doors to rear, door to hallway, radiator, wall lights, television point.

#### Kitchen 3.51m x 2.67m (11'06" x 8'09")

Upvc double glazed window to front, doors to entrance hall and side, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven with microwave oven above and four ring electric hob, space and plumbing for automatic washing machine, fridge, radiator, storage pantry and additional cupboard space.

#### Inner Hallway

Storage cupboards, doors to;

#### Dining Room 3.18m x 3.02m (10'05" x 9'11")

Opening to conservatory, door to hallway, radiator, storage cupboard.

#### Conservatory 3.48m x 3.00m (11'05" x 9'10")

Of Upvc construction with brick base and double glazed windows to three sides, fan with lights, radiator, French door to side.

#### Shower Room

Obscured Upvc double glazed window to side, fitted with a two piece white suite comprising shower, pedestal wash hand basin, all with chrome fittings, tiling throughout, chrome heated towel rail.

#### W/C

Obscured Upvc double glazed window to side, two piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back.

#### Bedroom One 3.63m x 2.95m (11'11" x 9'08")

Upvc double glazed window to side, radiator, built in cupboard.

#### Bedroom Two 2.95m x 2.01m (9'08" x 6'07")

Upvc double glazed window to side, radiator.

#### Front Garden

Enclosed frontage with well stocked shrub borders and maintained lawn. Driveway providing parking and access to front and side of the property.

#### Garage

With up and over door, power and light.

#### Rear Garden

Lovely established garden with pleasant outlook, laid to lawn with mature planting and patio area.

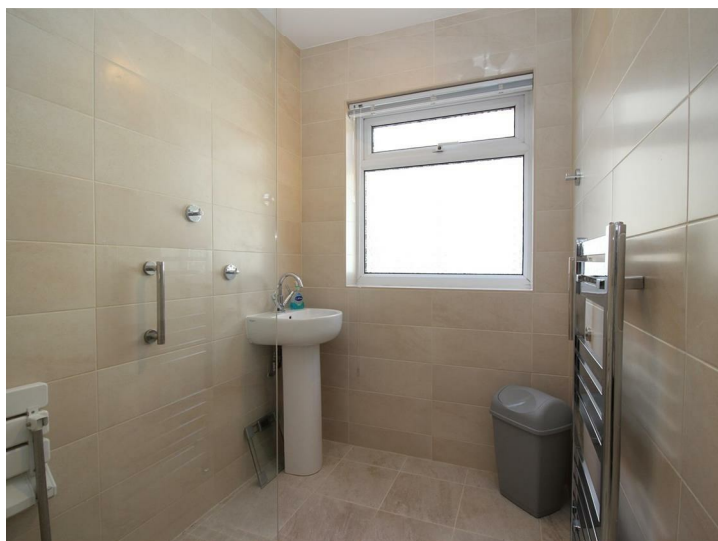
#### Property Information

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

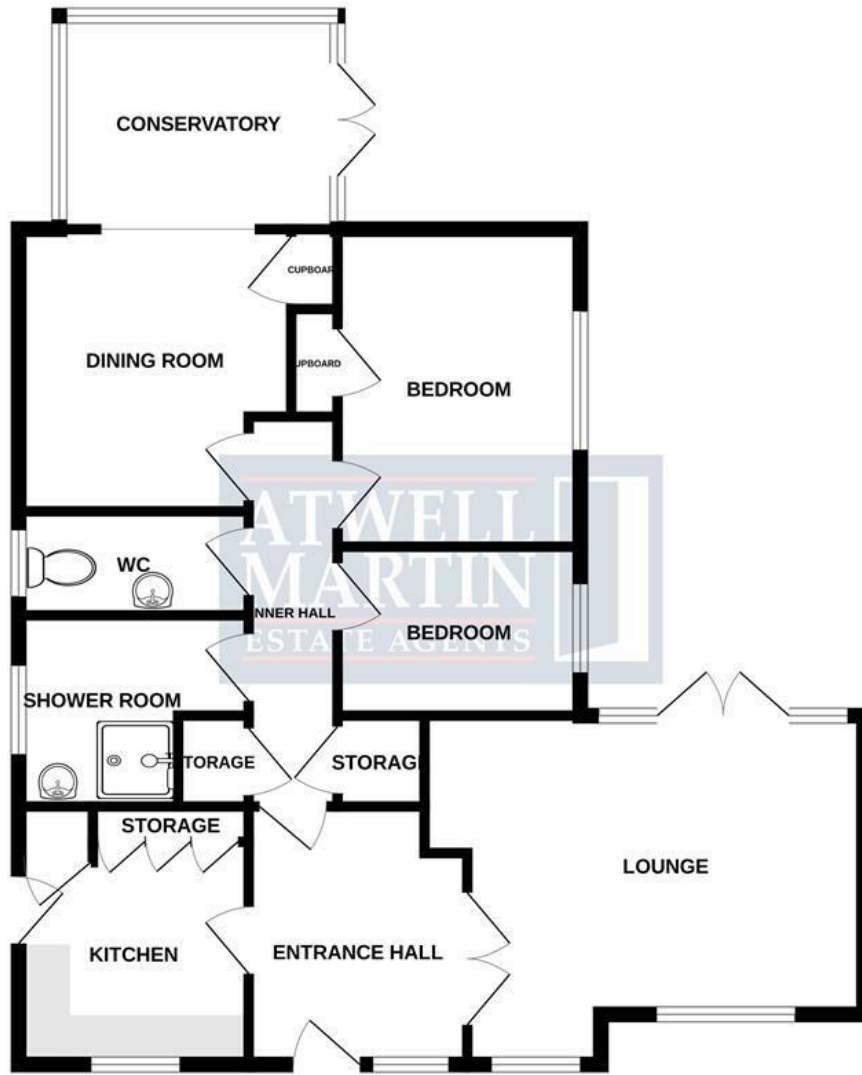
Wiltshire Council Tax - Band D

Tenure - Freehold

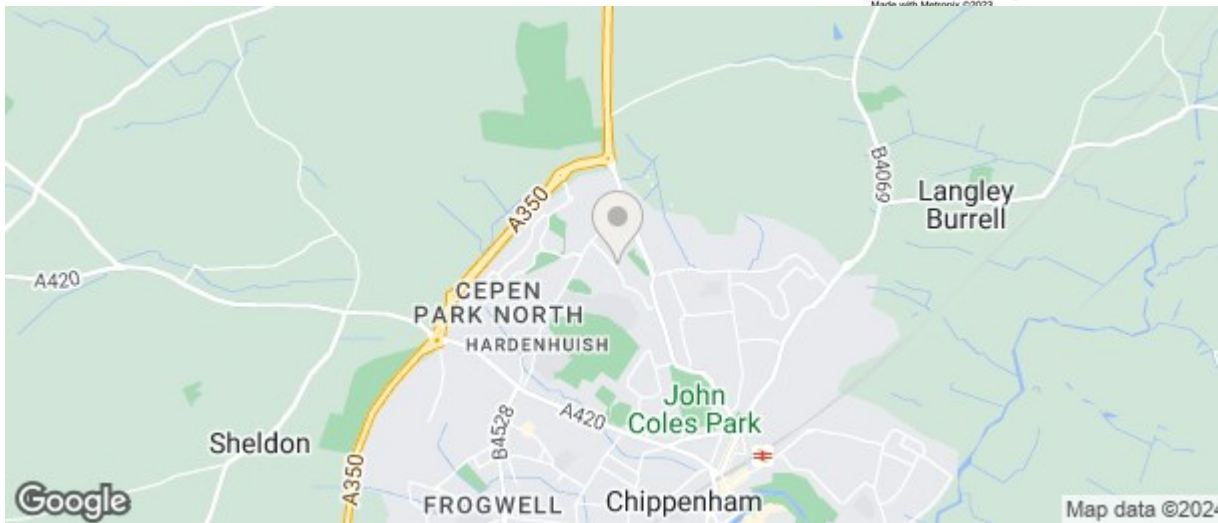




GROUND FLOOR



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