



A well presented three bedroom semi-detached property ideally situated in a central location for families and commuters. The accommodation briefly comprises; entrance porch, entrance hall, sitting room with bay window, snug, kitchen, separate utility with w/c and a good size rear extension providing a vaulted dining room to the ground floor. The first floor provides; landing area, master bedroom with bay window, two further bedrooms and refitted family bathroom. Externally there is a single garage & work shop to rear, front and enclosed rear gardens. An internal viewing is highly recommended.

#### 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 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. 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 door to front, coat storage, tiled floor and fully glazed door to:

##### Entrance Hall

With glazed door from entrance porch, laminate floor, radiator, carpeted stairs to first floor landing.

##### Sitting Room 4.01 x 3.53 (13'2" x 11'7")

Upvc double glazed Bay window to front, archway to dining room, feature fire place with decorative cast iron back, wooden mantle and surround, radiator, carpeted flooring.

##### Snug 4.06 x 3.48 (13'4" x 11'5")

With glazed door from the entrance hall and glazed French

doors to the vaulted dining room, ideal sung/study/dining room/playroom, archway to sitting room, radiator, carpeted flooring.

##### Kitchen 3.20 x 3.05 (10'6" x 10'0")

Open to the vaulted family room, fitted modern kitchen offering a matching range of wall, base and display units, double bowl stainless steel sink drainer inset to rolled edge work surfaces, integrated electric double oven and four ring gas hob with matching cooker hood over, space fridge, space for dishwasher, vinyl flooring.

##### Utility with W/C 3.45m x 0.94m (11'4" x 3'1")

Door from vaulted dining room, fitted with wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space and plumbing for automatic washing machine, space for freezer, radiator, vinyl flooring, opening to low level w/c.

##### Dining Room 4.39 x 3.07 (14'5" x 10'1")

Dual aspect room with a vaulted ceiling, upvc double glazed windows to side and rear, upvc double glazed French doors to rear, two radiators, laminate flooring. Fitted study area.

#### First Floor

##### Galleried Landing

With carpeted stairs rising from the entrance hall, access to loft space (boarded & insulated), door to storage cupboard, further doors to...

##### Master Bedroom 3.91 x 3.43 (12'10" x 11'3")

Upvc double glazed Bay window to front, built in cupboard housing the combination boiler, radiator, carpeted.

##### Second Bedroom 3.23 x 3.07 (10'7" x 10'1")

Upvc double glazed window to rear, radiator, carpeted.

##### Third Bedroom 3.05 x 2.44 (10'0" x 8'0")

Upvc double glazed window to side, radiator, carpeted.

##### Refitted Family Bathroom

Obscured Upvc double glazed window to side, refitted with a three piece white suite comprising bath with shower over, vanity wash hand basin and low level w/c, feature radiator, tiled floor.

#### Externally

##### Front Gardens

Low maintenance garden with steps and path to front door and path to gated side access.

##### Rear Gardens

Fully landscaped rear garden with mature shrubs and trees, private patio area, power outlet, out side tap, steps and path to garage & work shop.

##### Garage & Workshop 4.37m x 2.82m (14'4" x 9'3")

Garage with up and over single door, personnel door to rear and further door into workshop area. Door to rear garden.

#### Property Information

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

Wiltshire Council Tax - Band C

Tenure - Freehold



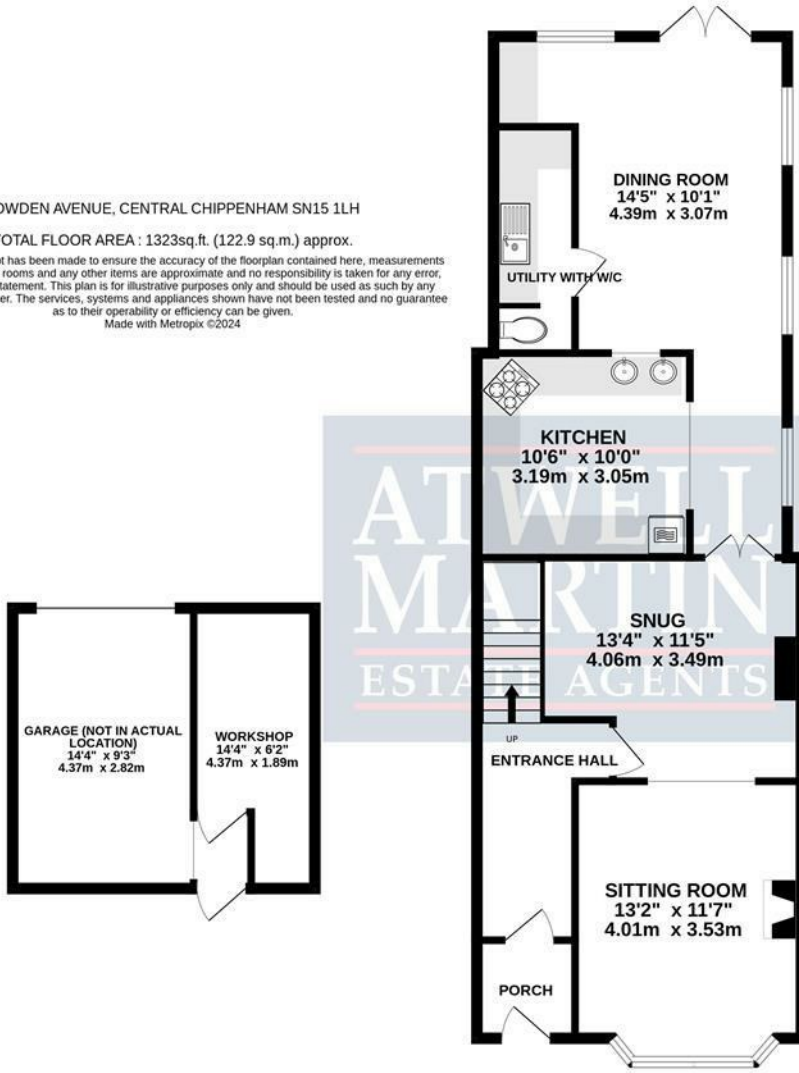


GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.

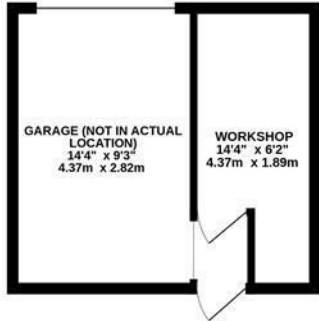
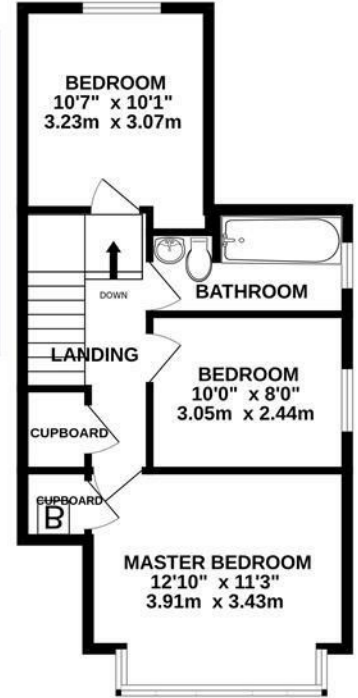
LOWDEN AVENUE, CENTRAL CHIPPENHAM SN15 1LH

TOTAL FLOOR AREA : 1323sq.ft. (122.9 sq.m.) approx.

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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1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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