



A three bedroom detached family home situated in a desirable cul-de-sac on the western side of town. The accommodation briefly comprises; entrance hall, downstairs cloakroom, sitting room, kitchen, dining room and conservatory to the ground floor. The first floor provides, landing area, three bedrooms all with fitted wardrobes and four piece bathroom suite. Externally there are front and enclosed gardens to rear benefitting a southerly aspect plus a garage & driveway to the side of the property. 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

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 Hall

With upvc double glazed door to front, upvc double glazed window to side, doors to sitting room, kitchen, WC, stairs to first floor landing, under stairs cupboard, carpeted flooring, radiator.

Cloakroom

With obscured upvc double glazed window to side, two piece white suite comprising low level WC and pedestal wash hand basin, vinyl flooring.

Sitting Room 3.40m x 3.53m (11'2" x 11'7")

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

Dining Room 2.51m x 2.57m (8'3" x 8'5")

With upvc double glazed french doors to conservatory, open to kitchen, radiator, carpeted flooring.

Kitchen 3.53m x 2.74m max (11'7" x 9' max)

With upvc double glazed window to rear, doors to entrance hall, open to dining room, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric double oven and four ring gas hob with cooker hood over, space and plumbing for slimline dishwasher, fridge freezer, wall mounted combination boiler, vinyl flooring.

Conservatory 4.60m x 2.57m (15'1" x 8'5")

Of upvc construction with double glazed windows to three sides, double glazed French doors to garden, upvc double glazed door to kitchen, utility area with rolled edge work surface above integrated washer/dryer and fitted water softener, built in storage, wall lights, radiator.

First Floor

First Floor Landing

Access to roof void with ladder, light, insulation and part boarded, carpeted flooring.

Bedroom One 3.43m x 2.59m (11'3" x 8'6")

With upvc double glazed window to rear, radiator, built in wardrobes, carpeted.

Bedroom Two 2.51m x 3.38m max (8'3" x 11'1" max)

With upvc double glazed window to front, radiator, built in wardrobes, carpeted.

Bedroom Three / Study 1.88m x 2.46m (6'2" x 8'1")

With upvc double glazed window to front, built in wardrobe, radiator, carpeted.

Family Bathroom

Obscured upvc double glazed window to rear, fitted with a four piece suite comprising bath with mixer shower over, shower cubicle, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, heated towel rail, vinyl flooring.

Externally

Front Garden

With mature shrub and path to front door, gated access to rear garden.

Rear Enclosed Garden

Mainly level and fence enclosed with a southerly aspect, greenhouse, raised flower border, lawn

Single Garage & Driveway

With up and over door to front, door to side, eaves storage. Driveway to front for one vehicle.

Property Information

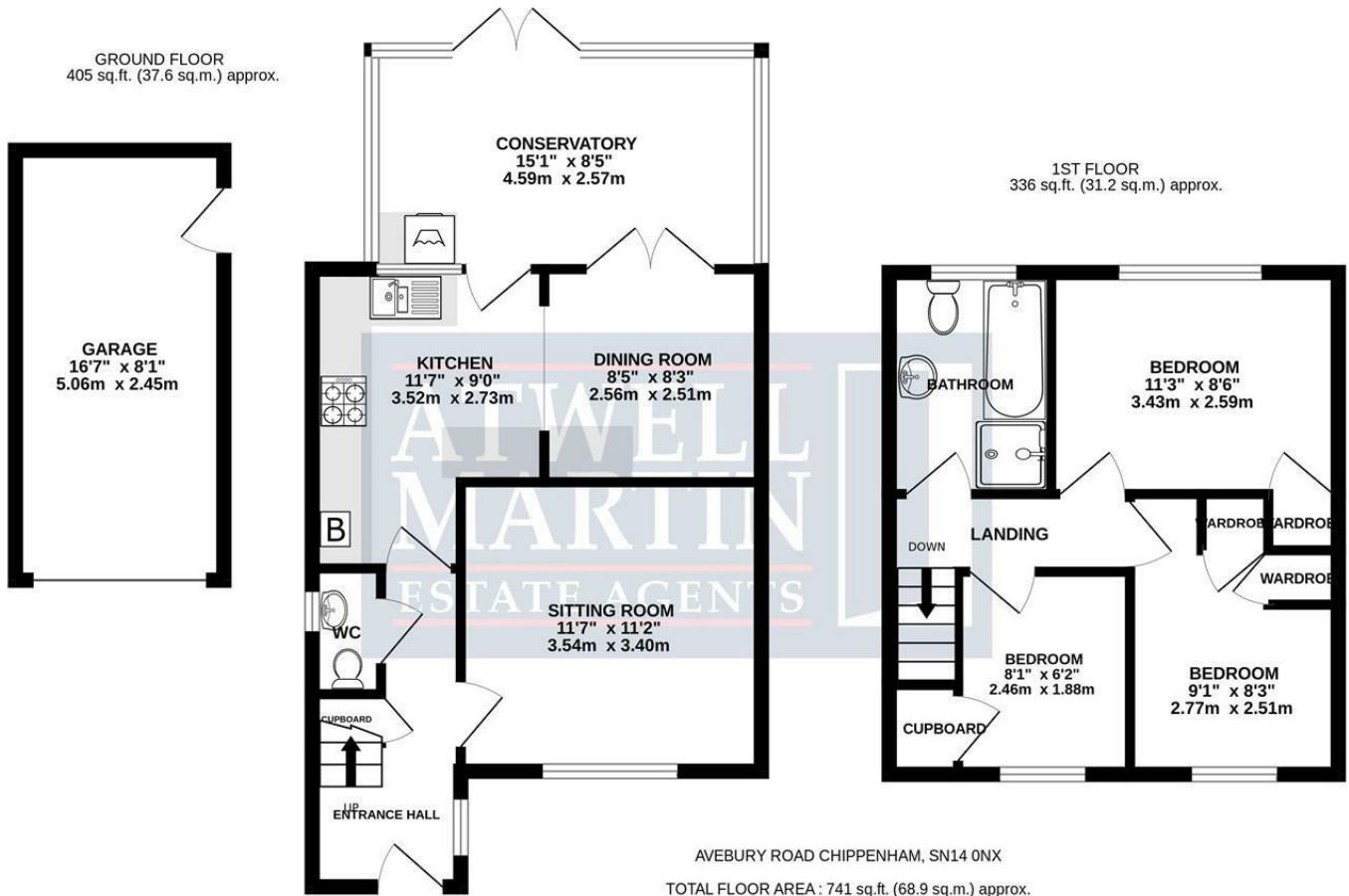
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold



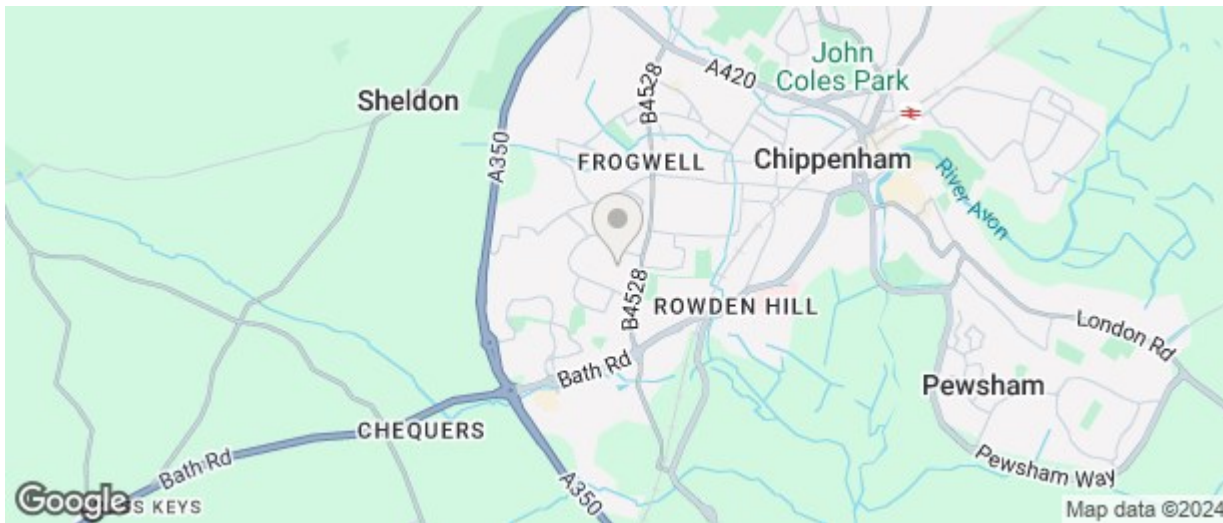




AVEBURY ROAD CHIPPENHAM, SN14 0NX

TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (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 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