



A beautifully extended three bedroom red brick terrace home set in an ideal location for a choice of shops, schools and commuter links. The spacious accommodation comprises; entrance hall, sitting room, open plan kitchen / family room and cloakroom to the ground floor. The first floor provides master bedroom with fitted wardrobe, two further bedrooms and on the second floor is a four piece bathroom suite. Externally there is a long rear garden with garage & parking at the rear and off road driveway parking to the front. Further benefits include; a feature wood burning stove and Bi-Folding doors opening to the rear garden. 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 composite upvc double glazed security door to front, door to sitting room and open to Kitchen, tiled flooring.

Sitting Room 3.63m x 3.48m (11'11" x 11'5")

With upvc double glazed window to front, feature fire place with original red brick surround, radiator, exposed floor boards.

Kitchen 4.62m x 3.61m (15'2" x 11'10")

A refitted and open plan Kitchen featuring, solid wood work surfaces, inset ceramic Belfast sink with mixer tap, space for all appliances, under floor heating, stone flooring. Open to...

Family Room 4.70m x 4.52m (15'5" x 14'10")

With feature Bi-Folding doors opening onto the rear garden, wood burning stove, Oak flooring. Door to cloakroom. Radiator.

Cloakroom

With upvc double glazed window to rear, two piece cloakroom suite.

First Floor

Landing

With stairs rising from the kitchen, upvc double glazed window to rear, carpeted. Doors to...

Master Bedroom 3.51m x 2.77m (11'6" x 9'1")

With upvc double glazed window to rear aspect, fitted wardrobe, radiator, carpeted.

Second Bedroom 3.07m x 2.49m (10'1" x 8'2")

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

Third Bedroom 2.46m x 1.98m (8'1" x 6'6")

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

Second Floor

Landing

With carpeted stairs rising from the first floor landing, door to...

Family Bathroom

A clever loft conversion designed to provide a luxury suite comprising; rolled top bath, fully tiled shower cubicle, low level w/c and his & her vanity sink unit, tiled flooring, two roof lights to rear, storage area housing the combination boiler (refitted in 2023), underfloor heating.

Externally

Front Garden & Parking

The front garden has mainly been laid to a block paved driveway and has a hedge boundary. Path to front door.

Rear Garden

The generous rear garden is laid to lawn with a patio area, a gravel path leads to the rear garage and gated access to the rear driveway. Fence enclosed and mainly level the garden benefits a westerly aspect and a good degree of privacy.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating
Wiltshire Council Tax - Band B
Tenure - Freehold





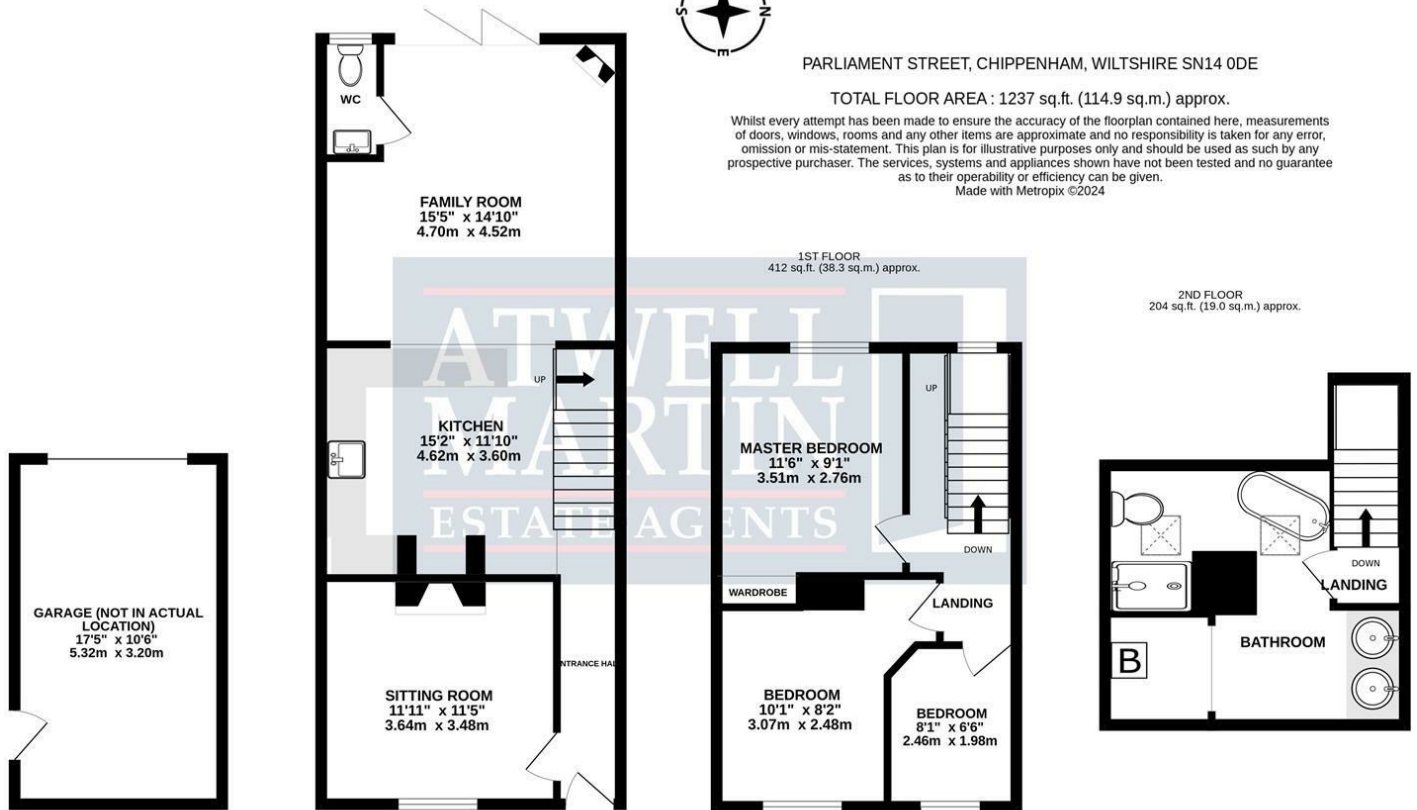
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



PARLIAMENT STREET, CHIPPENHAM, WILTSHIRE SN14 0DE

TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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		
(81-91) B		84
(69-80) C	73	
(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