



Oaklands, Chippenham

Price Guide £240,000



Welcome to this charming two-bedroom semi-detached house located in the sought-after area of Oaklands, Chippenham. This modern property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property is offered with NO ONWARD CHAIN.

The house features two spacious bedrooms, ideal for a small family or those in need of a guest room or home office.

One of the standout features of this home is the generous gardens both to the front and rear, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. There is also off-road driveway parking for your vehicle to the front.

With much scope for modernisation and improvement, this property presents an exciting opportunity to create the home of your dreams. Whether you are looking to add your personal touch or expand the living space, this house

## 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

Upvc double glazed window to front, Upvc double glazed door to front, doors to lounge and kitchen, stairs to first floor landing, radiator.

#### Sitting Room 3.25m x 2.92m (10'08" x 9'07")

Upvc double glazed window to rear, fire place with marble effect hearth and back with wooden mantle and surround, door to hallway, radiator.

#### Kitchen 3.89m x 1.75m (12'09" x 5'09")

Upvc double glazed window to front side rear, doors to entrance hall and utility area, 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 oven, space and plumbing for automatic washing machine, radiator.

#### Dining Room 3.89m x 2.92m (12'09" x 9'07")

Upvc double glazed sliding french doors to rear, opening to kitchen, radiator.

#### Side Lobby

Upvc double glazed doors to front and rear, storage cupboard.

#### Utility Room 2.51m x 2.03m (8'03" x 6'08")

Upvc double glazed window to rear, door to lobby, fitted with a matching range of wall and base units, Belfast sink drainer inset to rolled edge work surfaces, part tiled, space and plumbing for automatic washing machine.

#### Cloakroom

Upvc double glazed window to front, low level WC.

### First Floor

Upvc double glazed window to front, access to roof void, storage cupboard.

#### Bedroom One 3.56m x 2.97m (11'08" x 9'09")

Upvc double glazed windows to side and rear, radiator, built in cupboard.

#### Bedroom Two 3.25m x 2.95m (10'08" x 9'08")

Upvc double glazed window to rear, radiator, built in cupboard housing boiler.

#### Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising bath, pedestal wash hand basin, w/c, all with chrome fittings, part tiling, radiator.

### Externally

#### Front Garden & Driveway

Well maintained front garden with mature hedging and flower borders. Double gates leading to driveway.

#### Rear Enclosed Garden

A particular feature is the large private rear garden with a delightful mixture of established planting and patio.

### Property Information

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

Wiltshire Council Tax - Band B

Tenure - Freehold







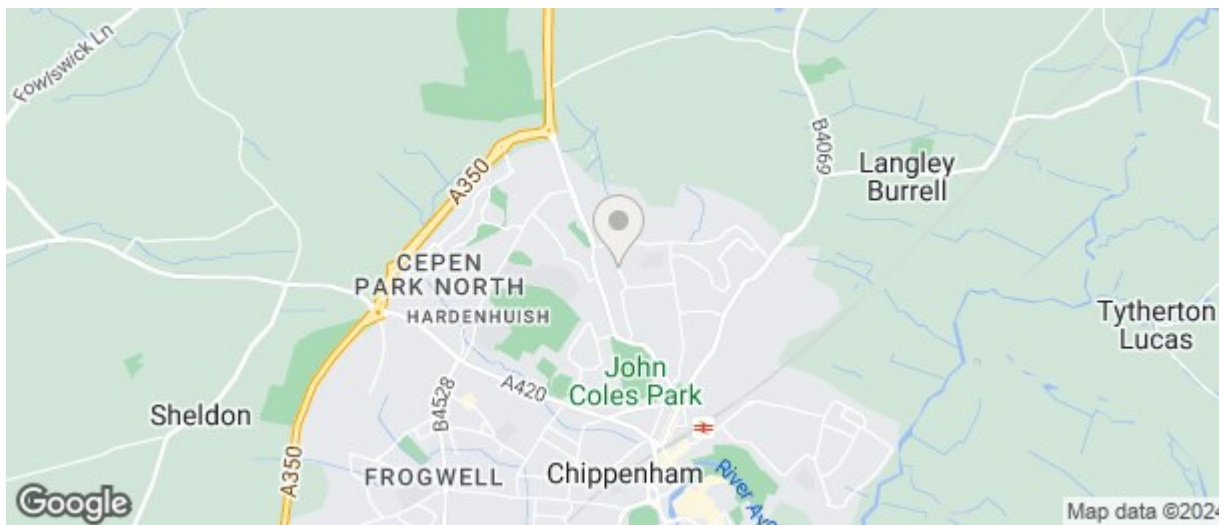


GROUND FLOOR

1ST 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>		82
(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		66
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