



Dallas Road, Chippenham

Offers in excess of £385,000

This spacious three bedroom semi detached property is located within a popular location offering easy access to the local town centre and train station. The property itself is superbly presented with a lovely big hallway leading to the dining room, cloakroom/utility, lounge and fabulous kitchen/dining room. On the first floor the landing leads to three double bedrooms, shower room and separate w/c. Externally the property sits within a lovely large plot with parking for a number of cars plus a single garage. 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

Sash or Upvc double glazed windows to front side rear, doors to lounge, dining room, kitchen, WC, carpeted stairs to first floor landing, under stairs cupboard, flooring, radiator.

Entrance Porch

Entrance Hall

Upvc double glazed window to side, doors to lounge, dining room, WC/utility, stairs to first floor landing, tiled flooring, radiator.

W/C Utility

Upvc double glazed window to side, door to entrance hall, ceramic sink, space and plumbing for automatic washing machine, wall mounted boiler, tiled flooring.

Dining Room 4.47m x 3.28m (14'08" x 10'09")

Upvc double glazed window to front, door to hallway, radiator, fire place with cast iron stove.

Lounge 3.56m x 3.56m (11'08" x 11'08")

Cast iron stove with hearth and wooden mantle, opening to kitchen/dining room, radiator.

Kitchen/Dining Room 5.05m x 3.53m (16'07" x 11'07")

Two sets of Upvc double glazed doors to rear, Upvc double glazed window to side, Velux windows, fitted kitchen offering a matching range of base units, stainless steel sink drainer inset to Granit work surfaces, up stands, integrated electric oven and four ring electric induction hob with cooker hood over, space for fridge freezer, tiled flooring.

Landing

Upvc double glazed window to side, access to roof void, doors to;

Bedroom One 3.58m x 3.28m (11'09" x 10'09")

Upvc double glazed window to front, radiator.

Bedroom Two 3.58m x 3.28m (11'09" x 10'09")

Upvc double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three 3.53m x 2.84m (11'07" x 9'04")

Upvc double glazed window to rear, radiator.

Shower Room

Obscured Upvc double glazed window to front, fitted with a two piece suite comprising double shower cubicle and vanity wash hand basin, all with chrome fittings, fully tiled, radiator, extractor fan, spot lighting.

W/C

Obscured Upvc double glazed window to side, fitted with a low level w/c, chrome fittings, part tiling, radiator.

Front

Laid to lawn with driveway parking to the side and access to front door.

Rear Garden

Well stocked private garden, laid to lawn with gravelled patio, timber shed, Pizza oven, green house and side access.

Garage

With door to front, window to rear.

Property Information

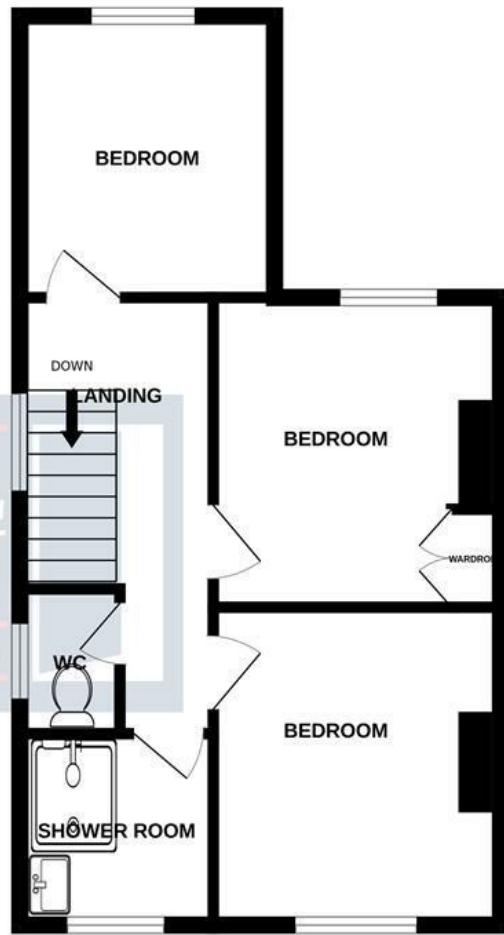
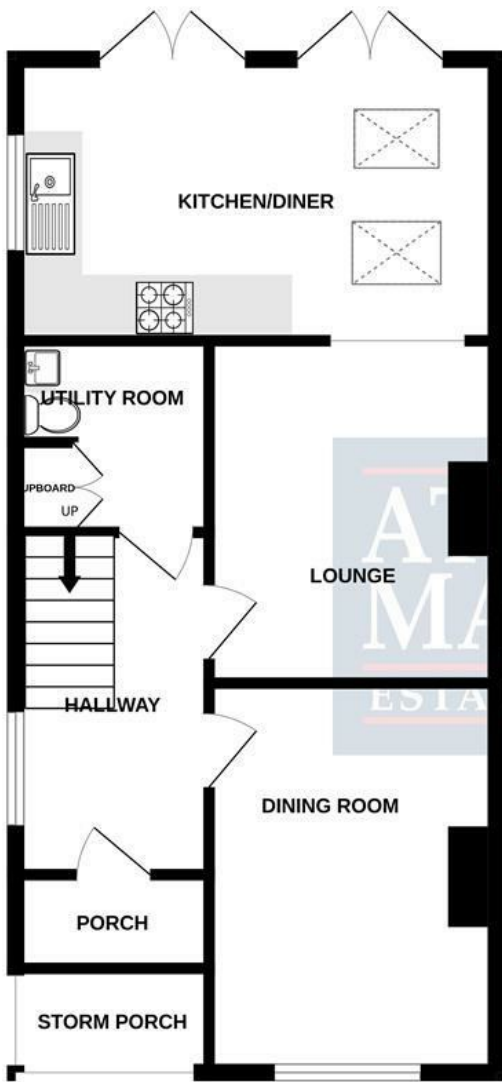
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold







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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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			82
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