



Welcome to this charming three-bedroom semi-detached bungalow located in the sought-after Avon Mead area of Chippenham. This property, built in 1962, offers a perfect blend of comfort and potential for those looking to create their dream home. As you step inside, you are greeted by a cosy reception room and kitchen. The property benefits from three bedrooms, offering ample space.

With a little touch of modernisation, it could be transformed into a stylish and functional space. The bungalow also features a lovely front and rear garden, perfect for enjoying the outdoors during the warmer months. Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and visitors. Situated in the popular Monkton Park development, this property offers a peaceful neighbourhood setting while still being close to the town centre and local amenities.

Although the property may require some cosmetic updating, this presents an exciting opportunity for you to add your personal touch and increase its value. Don't miss out on the chance to own a home in this desirable location with great potential. Contact us today to arrange a viewing and start envisioning the possibilities for this wonderful bungalow in Avon Mead.

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 - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s bungalows to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the towns mainline rail links to London (Paddington), there are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Porch

Door to front.

Entrance Hall

Doors to lounge, kitchen, bedrooms and shower room, cupboard, radiator.

Lounge 5.16m x 3.33m (16'11" x 10'11")

Window to front, fire place, door to hallway, radiator, wall lights.

Kitchen 4.04m x 2.72m (13'03" x 8'11")

Window to rear, doors to entrance hall and garden, 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, space for oven with cooker hood over, space and plumbing for automatic washing machine, fridge freezer, radiator.

Bedroom One 3.61m x 3.02m (11'10" x 9'11")

Window to rear, radiator, built in wardrobes.

Bedroom Two 3.38m x 2.72m (11'01" x 8'11")

Window to front, radiator.

Bedroom Three 2.39m x 2.11m (7'10" x 6'11")

Window to front, radiator, built in cupboard.

Shower Room

Obscured window to rear, fitted with a three piece white suite comprising shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, tiled, chrome heated towel rail, air cupboard housing boiler.

Front

Laid mainly to lawn with driveway to side offering parking for a number of cars.

Rear Garden

Enclosed, well maintained rear garden with established planting, lawn, patio and good size greenhouse.

Garage

With up and over door, door to side, power and light.

Property Information

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

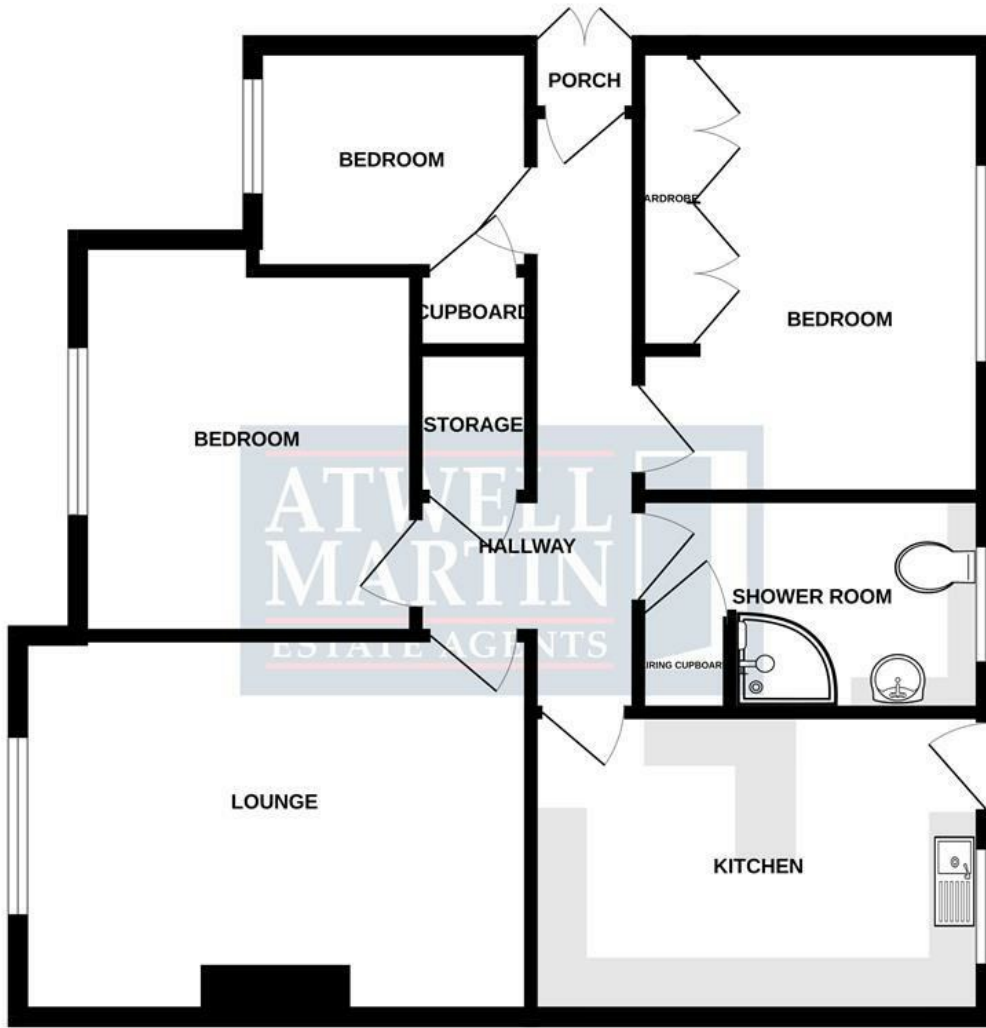
Wiltshire Council Tax - Band C

Tenure - Freehold

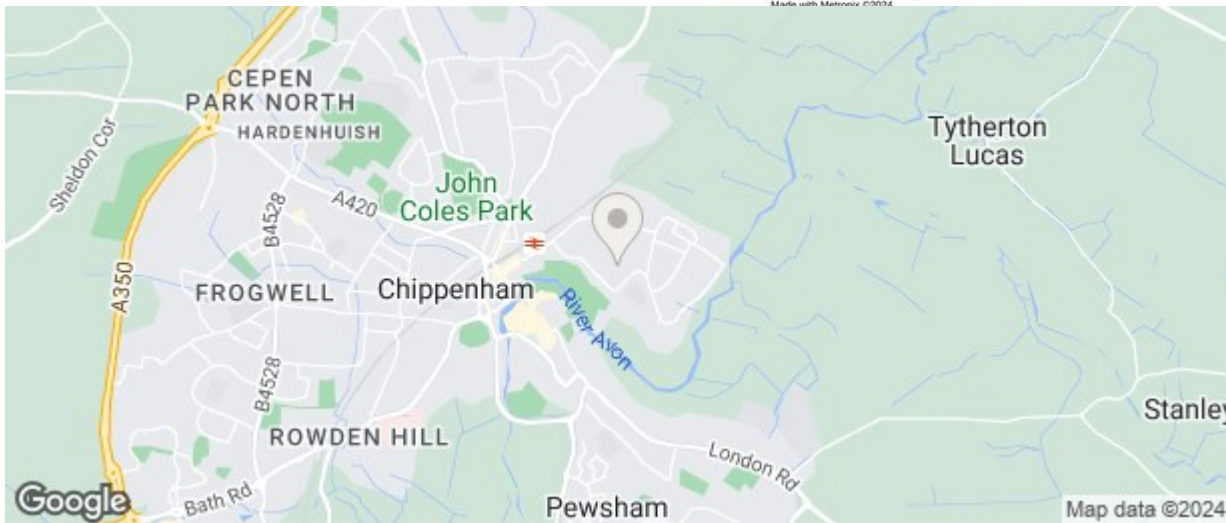




GROUND FLOOR



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) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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