



Cochran Avenue, Chippenham

Price Guide £320,000

Located within a popular residential area of Chippenham is this well proportioned three bedroom semi detached property. Offering easy access to local amenities along with lovely countryside walks the property offers the best of both worlds. The accommodation is based over three floors and is based around an entrance hall with access leading to a kitchen/dining area and lounge. The first floor leads to two good size bedrooms and a family bathroom with stair leading to the main bedroom with en suite. Externally the property benefits from a lovely garden with patio and lawn areas along with a gate leading to parking for two cars.

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 Porch

Upvc double glazed window to front, door to lounge and kitchen/dining room, stairs to first floor landing, under stairs cupboard, tiled flooring, radiator.

Cloakroom

Two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back, extractor fan.

Lounge 4.70m x 3.40m (15'05" x 11'02")

Upvc double glazed window to rear, French doors to rear, door to hallway, radiator, wooden flooring.

Kitchen/Dining Room 4.42m x 2.46m (14'06" x 8'01")

Upvc double glazed window to front, door to entrance hall, fitted kitchen offering a matching range of wall and base units, one and a half bowl sink drainer inset to rolled edge work surfaces, splash backs, integrated electric oven and four ring gas hob with matching cooker hood over, space and plumbing for automatic washing machine, dishwasher and fridge freezer, wall mounted boiler, radiator, tiled flooring.

Landing

Access to airing cupboard, Upvc double glazed window to front, stairs leading to bedroom one, doors to:

Bedroom Two 3.78m x 2.49m (12'05" x 8'02")

Upvc double glazed window to front, radiator, built in double wardrobe.

Bedroom Three 3.12m x 2.44m (10'03" x 8'00")

Upvc double glazed window to rear, radiator.

Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising bath shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

Bedroom One 4.67m x 4.62m (15'04" x 15'02")

Upvc double glazed window to front, radiator, built in double wardrobe.

En Suite

Velux window to rear, fitted with a three piece white suite comprising shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan.

Front

Small, landscaped front garden with pathway to front door.

Rear Garden

Fully enclosed rear garden, with patio and steps leading to a raised lawn garden with gate leading to parking for two cars.

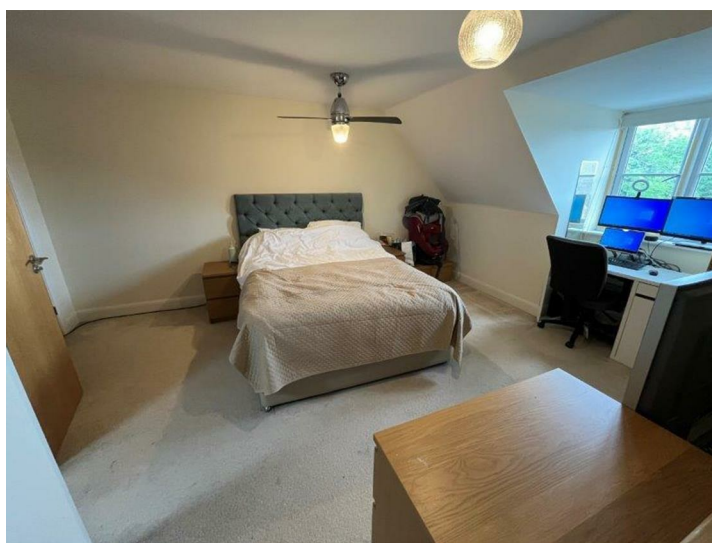
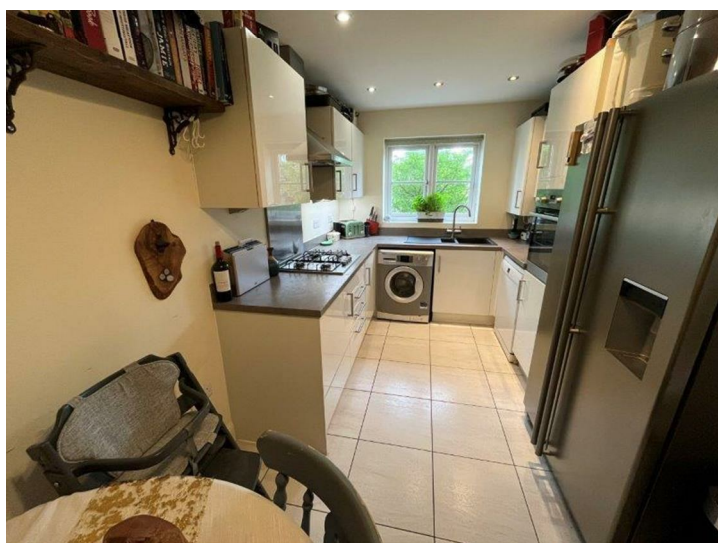
Property Information

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

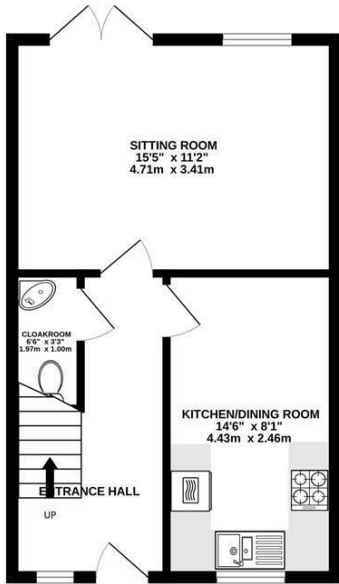
Wiltshire Council Tax - Band D

Tenure - Freehold

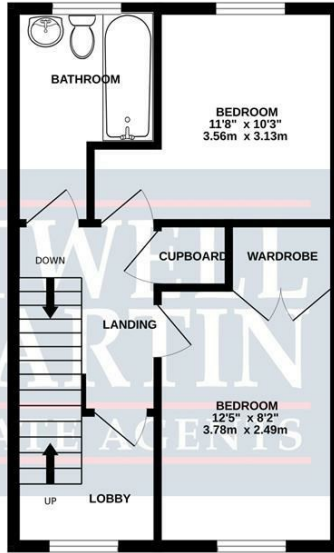




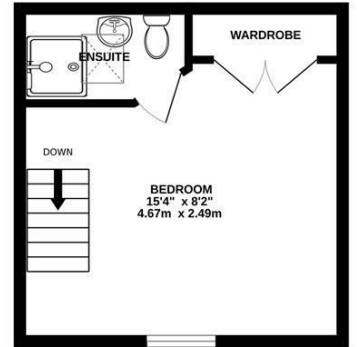
GROUND FLOOR



1ST FLOOR

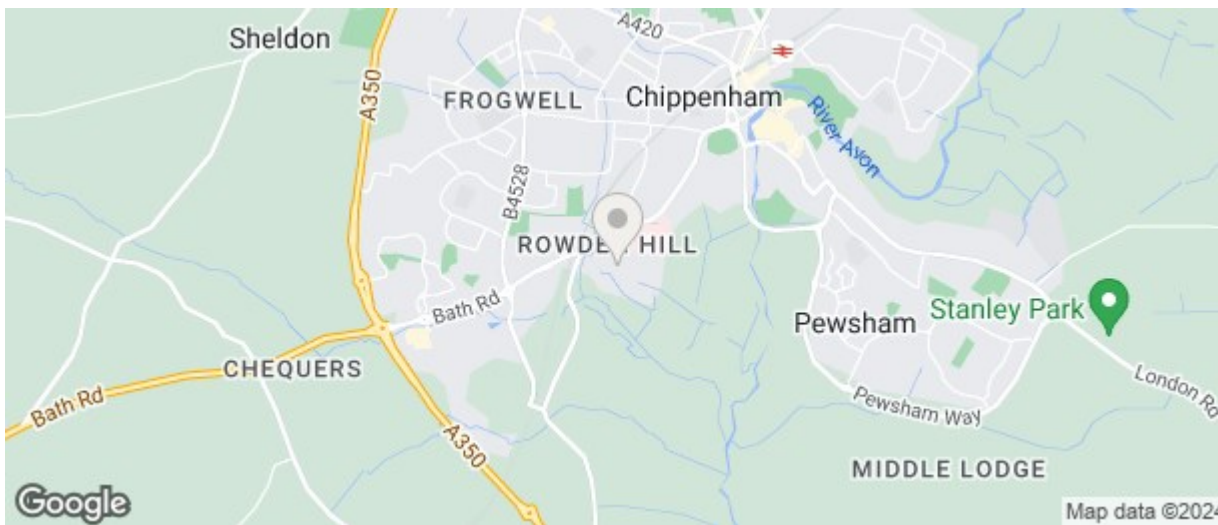


2ND FLOOR



COCHRAN AVENUE CHIPPENHAM, SN15 2FG

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		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