



This well presented semi-detached town house and lovely family home is situated in a highly desirable cul-de-sac on the western side of town. Constructed in 2017 by Cotswold Homes the modern accommodation briefly comprises; entrance hall, cloakroom, modern fitted kitchen/dining room and sitting room the ground floor. The first floor provides; two bedrooms and family bathroom & the top floor consists of a primary bedroom with en-suite shower room. Externally there are front and enclosed rear gardens and two off road tandem parking spaces. The property also includes air conditioning to the landing and primary bedroom. 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 upvc double glazed door and window to front, doors to sitting room, cloakroom & kitchen / dining room, under stairs cupboard, radiator, carpeted stairs to the first floor landing.

Cloakroom

With obscured upvc double glazed window to side, fitted with a two piece suite comprising; low level w/c and wash hand basin, radiator, vinyl floor.

Kitchen / Dining Room 4.45m x 2.46m (14'7" x 8'1")

With upvc double glazed window to front, door to entrance hall, modern fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces with upstands, integrated electric oven and four ring gas hob with matching cooker hood over, integrated appliances to include; automatic washing machine, dishwasher and fridge/freezer, wall mounted combination boiler, radiator, vinyl flooring.

Sitting Room 4.62m x 3.76m (15'2" x 12'4")

With upvc double glazed window to rear, upvc double glazed French doors to rear, door to hallway, radiator, carpeted flooring.

First Floor

Landing

With upvc double glazed window to side, door to second floor stairs, cupboard, air conditioning, radiator, carpeted. Doors to...

Second Bedroom 3.94m x 3.12m (12'11" x 10'3")

With two upvc double glazed windows to rear, two radiators, built in wardrobes, carpeted flooring.

Third Bedroom 3.15m x 2.54m (10'4" x 8'4")

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

Family Bathroom

Fitted with a three piece suite comprising; bath with shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, vinyl flooring.

Second Floor

Primary Bedroom 6.53m max x 4.65m (21'5" max x 15'3")

Dual aspect room with upvc double glazed windows to front and side, double glazed Velux window to rear, two radiators, air conditioning, eaves storage, built in wardrobes, carpeted flooring. Door to...

En-Suite Shower

With double glazed Velux window to rear, fitted with a three piece suite comprising; shower cubicle, wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, vinyl flooring.

Externally

Front Garden

The front garden has been laid to a low maintenance gravel terrace with steps to the front door and side access pathway to the rear garden.

Rear Garden

The rear garden offers a patio area, lawn and paly area, timber shed, outside tap, outside light, gated access to front.

Tandem Parking

The property has two tandem off road parking spaces.

Property Information

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

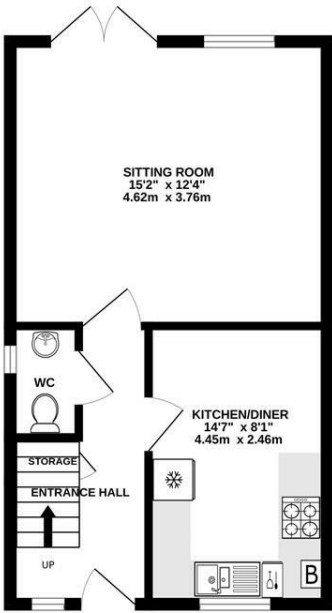
Wiltshire Council Tax - Band D

Tenure - Freehold

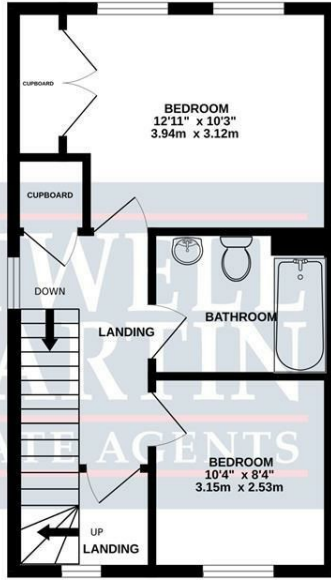




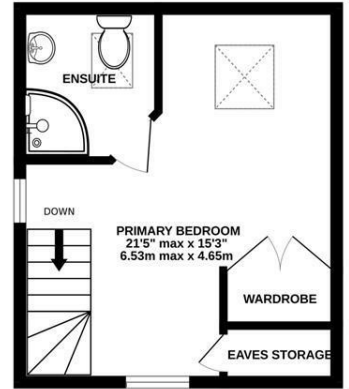
GROUND FLOOR



1ST FLOOR

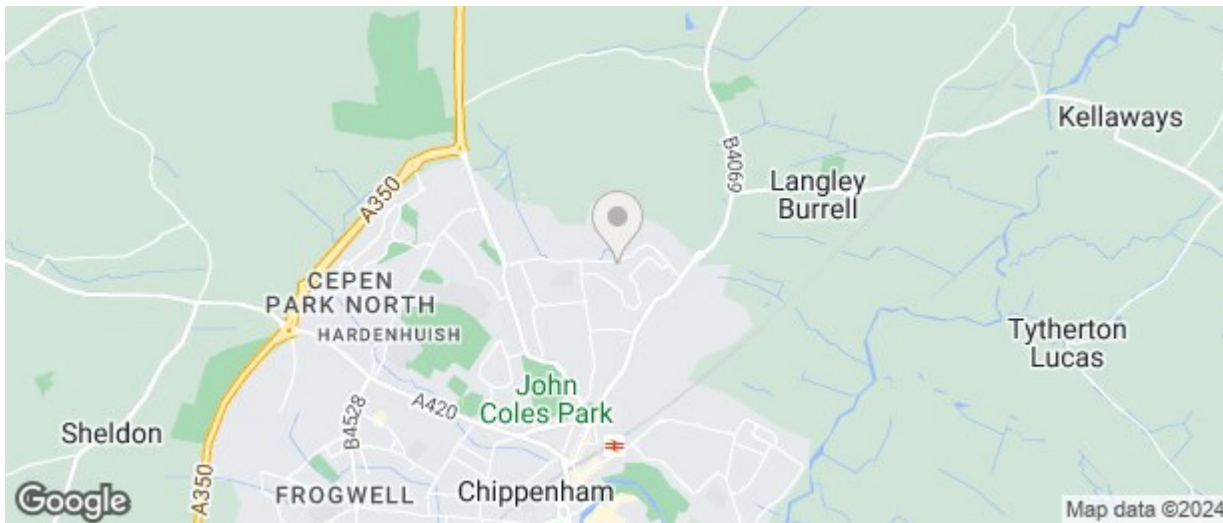


2ND FLOOR



CHANDLERS MEWS CHIPPENHAM, WILTSHIRE, SN15 1FL

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			95
(81-91) B		86	
(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