



Heath Avenue, Sutton Benger

Fixed asking price £225,000

This spacious modern two bedroom end terrace is located within the popular village of Sutton Benger. The property is based over two floors with the accommodation based around a entrance area with access leading to an open plan kitchen and dining area. On the first floor the landing leads to two double bedrooms and a bathroom. Externally the property benefits from parking to the front and a lovely sunny south facing garden with timber shed to the rear. The property is being sold under a scheme where the purchase price is agreed at 25% under market value with terms and conditions applied. If the property is of interest then you are required to make an application via Homes4Wiltshire so please ask the agent for more information regarding this.

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 - Sutton Benger

Sutton Benger is a village with an active community. It lies to the south of Malmesbury on the B4069, with easy access to the M4, at junction 17. The village boasts a church, a public house, popular restaurant and a highly regarded primary school. Nearby the market town of 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 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 Area

Composite door to front, stairs to first floor landing, under stairs cupboard, tiled flooring, radiator.

Kitchen Area 4.57m x 3.94m (15'00" x 12'11")

Upvc double glazed window to front, doors to entrance hall, 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, splash backs, integrated electric oven and four ring electric hob with matching cooker hood over, space and plumbing for automatic washing machine, built in dishwasher, space for fridge freezer, tiled flooring, central island with seating and storage.

Lounge 4.29m x 4.60m (14'01" x 15'01")

Upvc double glazed window to rear, door to rear garden, radiator.

Landing

Airing cupboard housing boiler, cupboard, access to roof void, doors to:

Bedroom One 4.55m x 2.57m (14'11" x 8'05")

Upvc double glazed window to rear, radiator, built in double wardrobes.

Bedroom Two 4.70m x 2.51m (15'05" x 8'03")

Upvc double glazed window to front, radiator.

Bathroom

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

Front

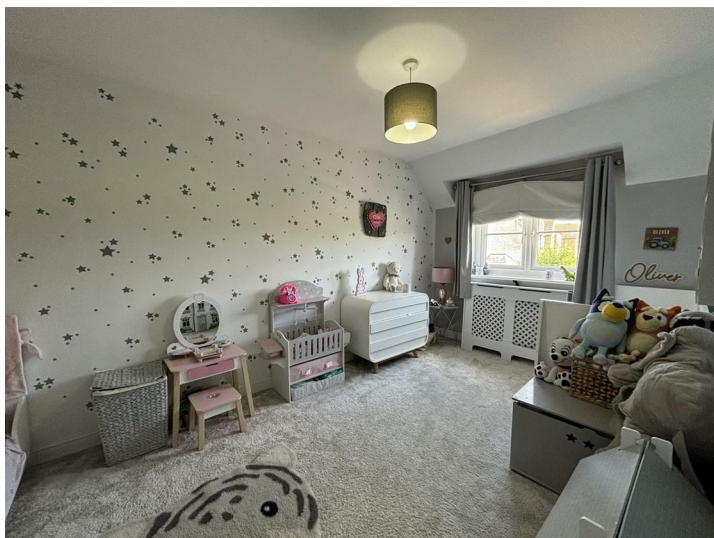
Parking to the front with pathway leading to the front and side of the property.

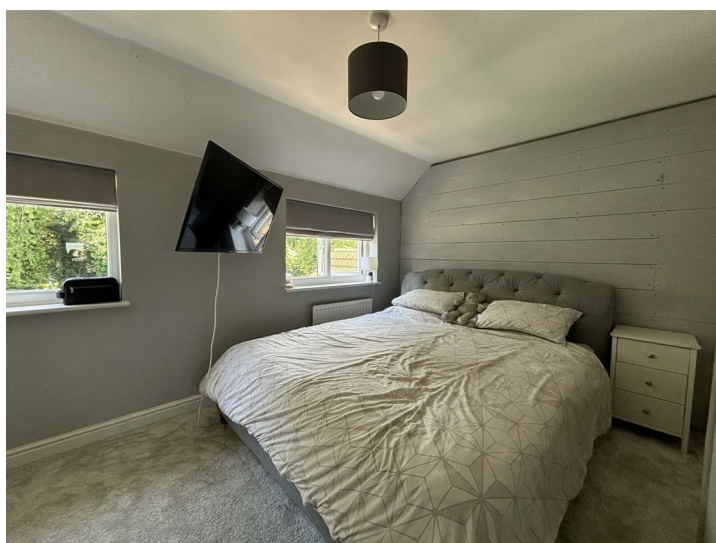
Rear Garden

Fully enclosed south facing rear garden with patio and decked area, artificial grass and separate sectioned area housing oil tank plus useful timber shed.

Agents Note

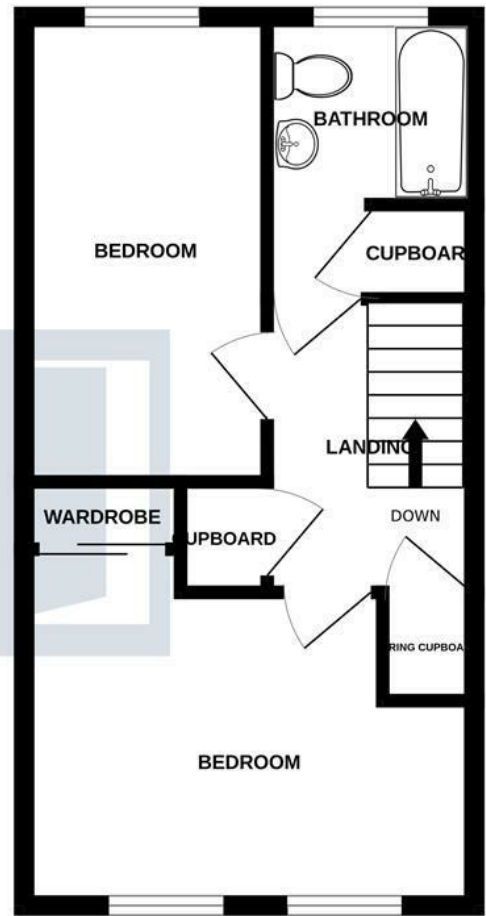
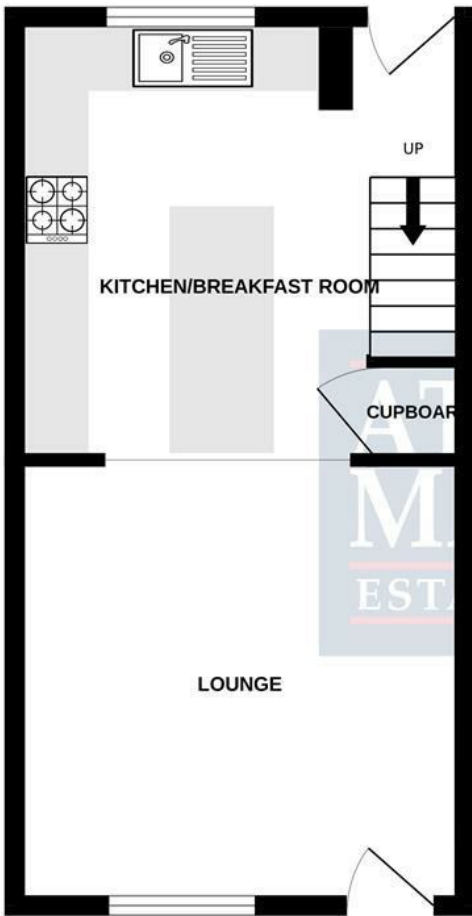
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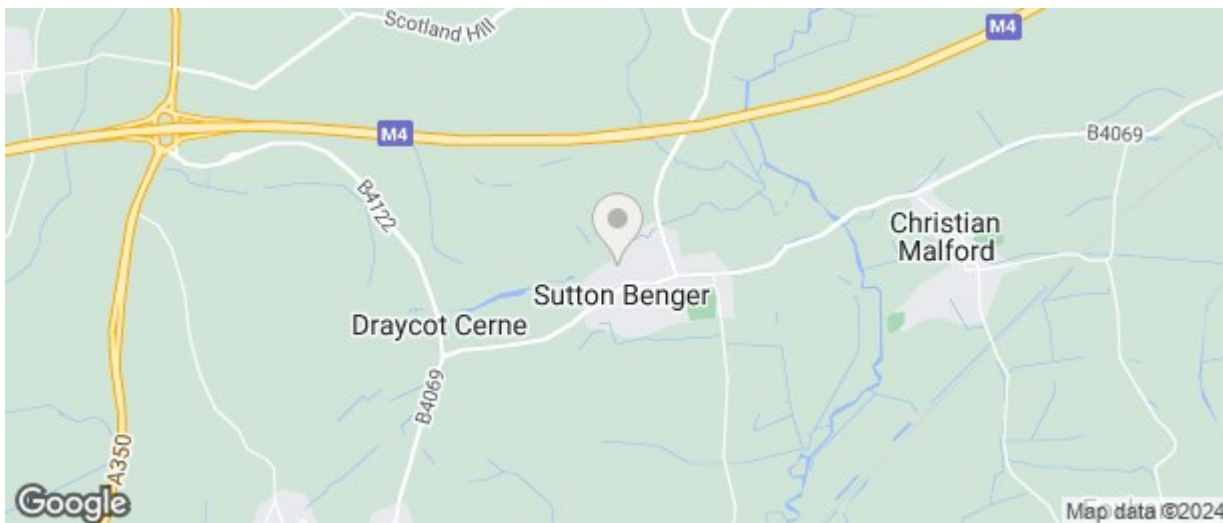


GROUND FLOOR

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			98
(92 plus) A			
(81-91) B		85	
(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