



Non standard construction, pre cast reinforced concrete (PRC) house would suit cash buyers.

Situated within this popular village is this delightful three bedroom end-terrace property. Built to a non-standard construction in the 1950s the property offers a good degree of space with the accommodation based around an entrance hall with access leading to a kitchen/dining room, lounge, utility and shower room. On the first floor the landing leads to all three bedrooms and a bathroom. Externally the property offers plenty of parking to the front along with an enclosed rear garden.

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

The property is situated in Lower Stanton St Quintin on Malmesbury Road which is situated between the two historic market towns of Malmesbury and Chippenham, both of which offer excellent amenities. The nearby village of Stanton St Quintin offers a garage/convenience store, village church and excellent Primary School. Just minutes away this location benefits from access to the M4 (J17).

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. 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 door to front.

Entrance Hall

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

Kitchen/Dining Room 6.27m x 2.59m (20'07" x 8'06")

Upvc double glazed window to rear, 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, part tiled, space for oven, cooker hood over, space and plumbing for dishwasher and fridge freezer, towel radiator, tiled flooring.

Lounge 4.39m x 3.78m (14'05" x 12'05")

Upvc double glazed window to front, electric fire place with marble effect hearth and back with wooden mantle and surround, radiator.

Utility Room 2.24m x 1.98m (7'04" x 6'06")

Door to rear, fitted with a matching range of wall and base units, rolled edge work surfaces, space and plumbing for automatic washing machine, radiator.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level w/c, part tiling, chrome towel rail.

Landing

Upvc double glazed window to side.

Bedroom One 3.89m x 3.45m (12'09" x 11'04")

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

Bedroom Two 3.63m x 2.67m (11'11" x 8'09")

Upvc double glazed window to rear, radiator.

Bedroom Three 2.72m x 2.39m (8'11" x 7'10")

Upvc double glazed window to front, radiator.

Bathroom

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

Front

Hardstanding with parking for a number of cars.

Rear Garden

Enclosed rear garden with side access.

Property Information

"PRC" Non-Standard Construction property. Only certain lenders will lend on these types of homes

Solar panels are owned

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

Wiltshire Council Tax - Band D

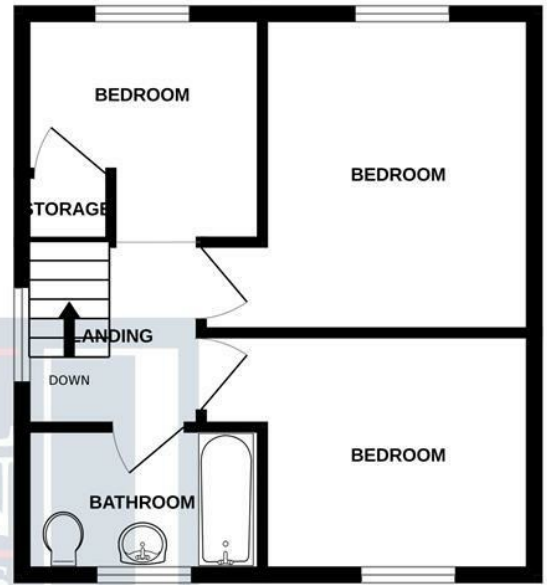
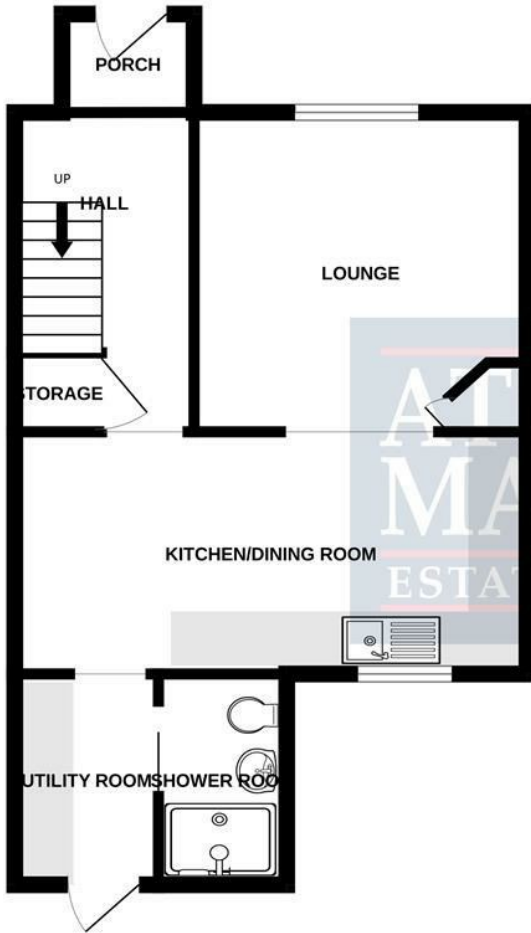
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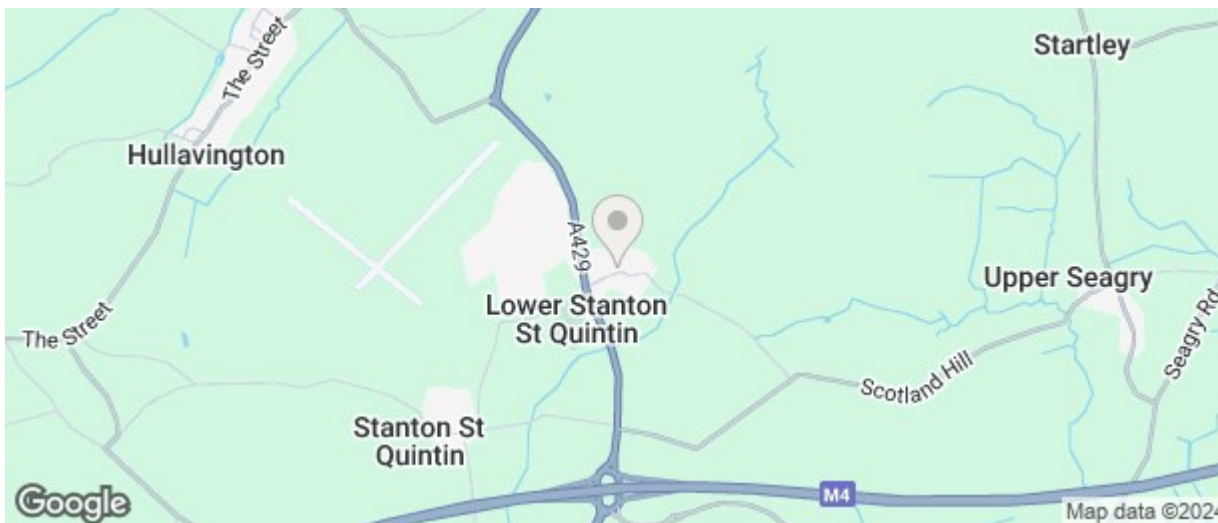


GROUND FLOOR

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		
(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