



This extended three bedroom semi detached property is located within the popular development of Monkton Park offering excellent access to local facilities and lovely countryside walks. The accommodation is based around an entrance hall with access leading to the lounge, kitchen, and rear bedroom/dining area with shower room. On the first floor the landing leads to all three bedrooms and the bathroom. Externally the property sits within an established plot with well maintained front and rear gardens along with parking and a single garage. No Onward Chain.

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

Upvc double glazed door to front, opening to hallway.

Hallway

Door to lounge, stairs to first floor landing, radiator.

Lounge 4.47m x 3.58m (14'08" x 11'09")

Upvc double glazed window to front, electric fire with hearth and back, mantle and surround, door to kitchen/dining room, radiator.

Kitchen/Dining Room 5.44m x 3.02m (17'10" x 9'11")

Upvc double glazed windows to side, opening to second lounge, 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, integrated double electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, built in fridge & freezer, floor mounted boiler, radiator.

Second Lounge 3.96m x 3.00m (13'00" x 9'10")

Upvc double glazed sliding French doors to rear, radiator, wall lights.

Shower Room

Obscured Upvc double glazed window to side, fitted with a three piece white suite comprising of double shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, spot lighting, extractor fan.

Landing

Upvc double glazed window to side, access to roof void.

Bedroom One 3.28m x 3.10m (10'09" x 10'02")

Upvc double glazed window to front, radiator, built in wardrobes and dressing table.

Bedroom Two 2.87m x 2.59m (9'05" x 8'06")

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

Bedroom Three 2.16m x 2.03m (7'01" x 6'08")

Upvc double glazed window to front, radiator, shelving.

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, part tiling, towel rail, radiator, airing cupboard.

Front

Established front garden with mature planting and driveway parking.

Rear Garden

Enclosed rear garden with raised patio areas and established borders.

Garage

Single garage with up and over door to front.

Property Information

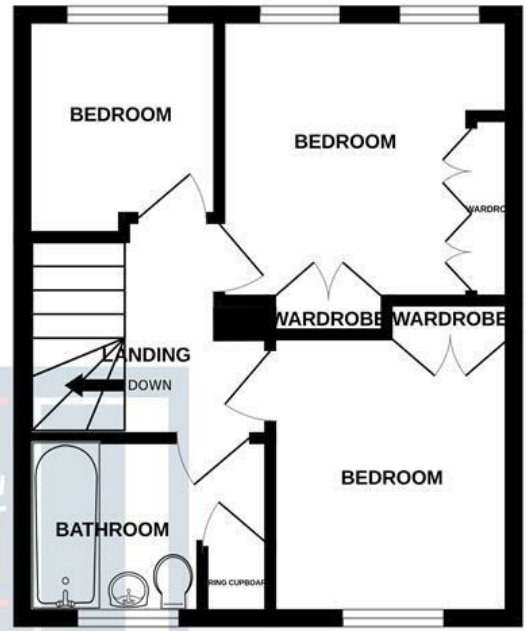
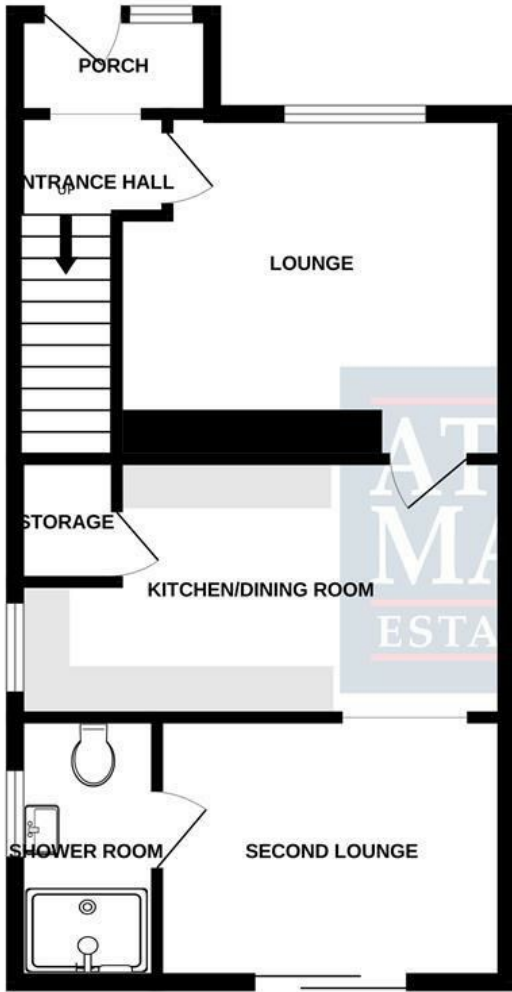
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

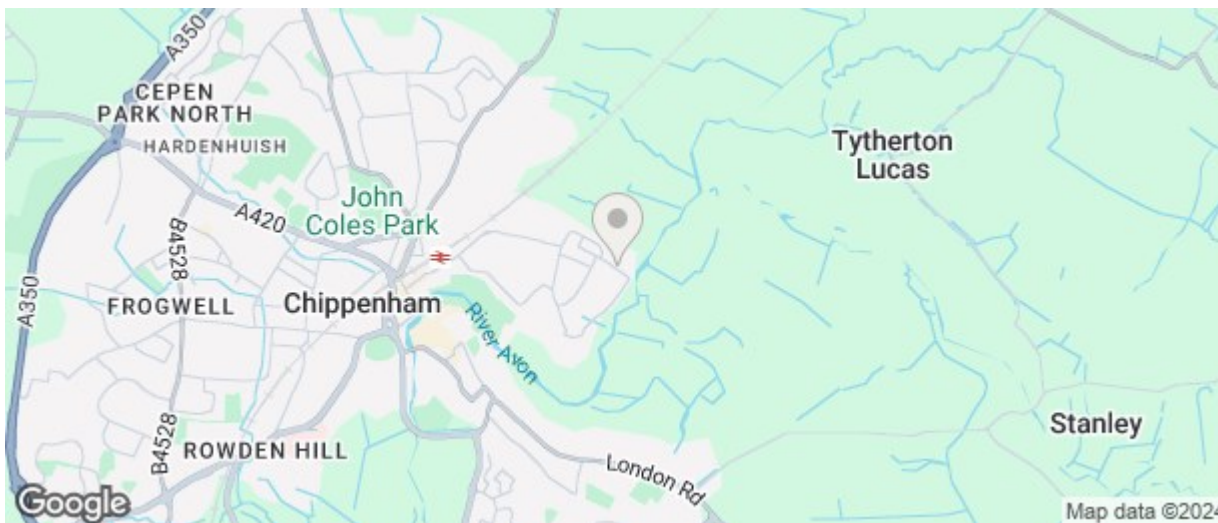
Tenure - Freehold







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.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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