The Tinings, Chippenham

Price Guide £300,000

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
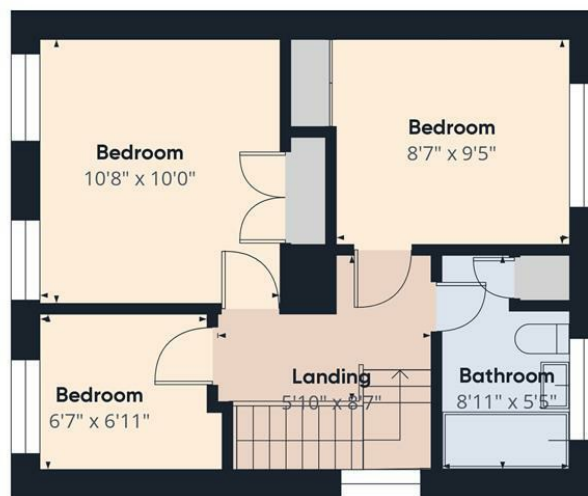
Wiltshire Council Tax - Band D

Tenure - Freehold

Living Room
14'7" x 11'9"

Kitchen
17'9" x 9'10"

12'11" x 9'3"

Hallway
5'2" x 3'11"

Hallway

Bathroom
4'2" x 8'2"

Ground Floor

Bedroom
10'8" x 10'0"

Bedroom
8'7" x 9'5"

Bedroom
6'7" x 6'11"

Landing
5'10" x 8'7"

Bathroom
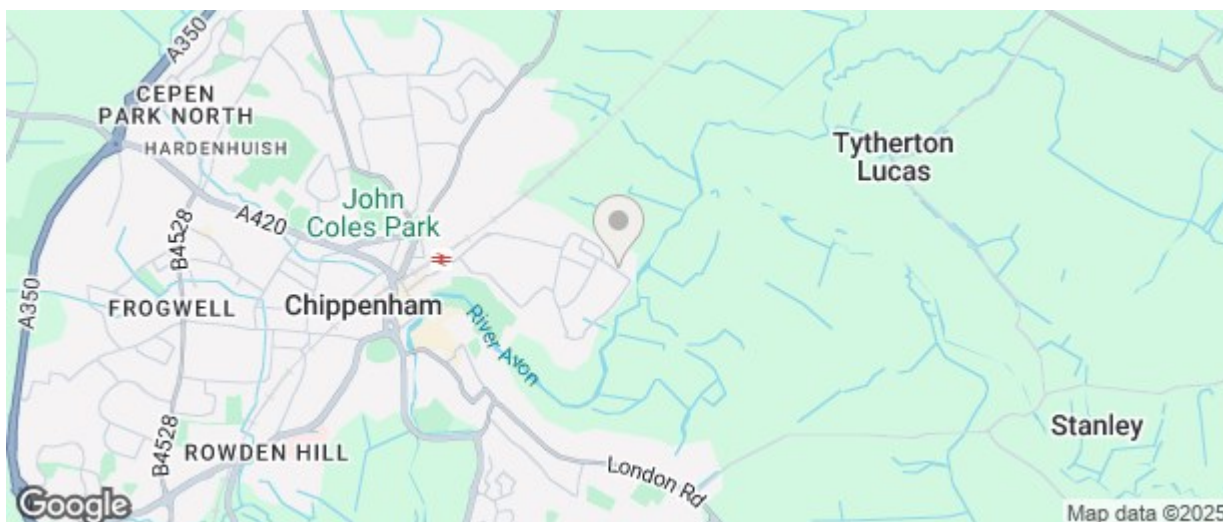8'11" x 5'5"

Floor 1

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Approximate total area[1]
917.61 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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