



This well presented three bedroom detached property is located within a popular residential area of Chippenham. Situated along a no through road the property is in an ideal spot for growing families. The accommodation is based around a good size hallway with access leading to the dual aspect lounge, cloakroom and kitchen/dining room with double doors leading to the garden. On the first floor the landing leads to the family bathroom plus all three bedrooms with the main bedroom benefiting from an en suite. Externally the property sits in lovely spot with open communal space to the front/side of the property along with parking for two cars and well maintained enclosed 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

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 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:

#### Entrance Hall

With composite door to front, doors to cloakroom, sitting room & kitchen / dining room, storage cupboard, under stairs cupboard, stairs to the first floor landing, radiator.

#### Cloakroom

Fitted with a two piece suite comprising; low level w/c and pedestal wash hand basin with tiled splash back, extractor fan, radiator.

#### Sitting Room 4.95m x 3.10m (16'3" x 10'2")

Dual aspect room with upvc double glazed windows to front and side, two radiators.

#### Kitchen / Dining Room 4.95m x 3.15m (16'3" x 10'4")

Dual aspect room with upvc double glazed windows to front and side, upvc double glazed French doors with upvc double glazed side windows to side, door to entrance hall, modern kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces with upstands, integrated electric oven and four ring gas hob with matching stainless steel cooker hood over, wall mounted combination boiler, radiator.

#### Landing

With upvc double glazed window to rear, radiator, access to loft space, doors to...

#### Bedroom One 3.05m x 2.92m (10' x 9'7")

Dual aspect room with upvc double glazed windows to front and side, radiator, built in wardrobe.

#### En-Suite Shower Room

With obscured upvc double glazed window to front, fitted with a three piece suite comprising; shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan.

#### Second Bedroom 3.18m x 3.12m (10'05" x 10'03")

Dual aspect room with upvc double glazed windows to front and side, radiator, built-in airing cupboard, built in double wardrobe.

#### Third Bedroom 2.21m x 2.06m (7'3" x 6'9")

With upvc double glazed window to side, radiator.

#### Family Bathroom

Obscured upvc double glazed window to side, fitted with a three piece white suite comprising; bath with shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan.

#### Front Garden

The front garden is laid to loose stone chippings with pathway to the front door and driveway parking to the rear of the property.

#### Enclosed Garden

Fully enclosed rear garden, laid to lawn with raised decking and gated access parking area.

#### Property Information

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

Wiltshire Council Tax - Band D

Tenure - Freehold

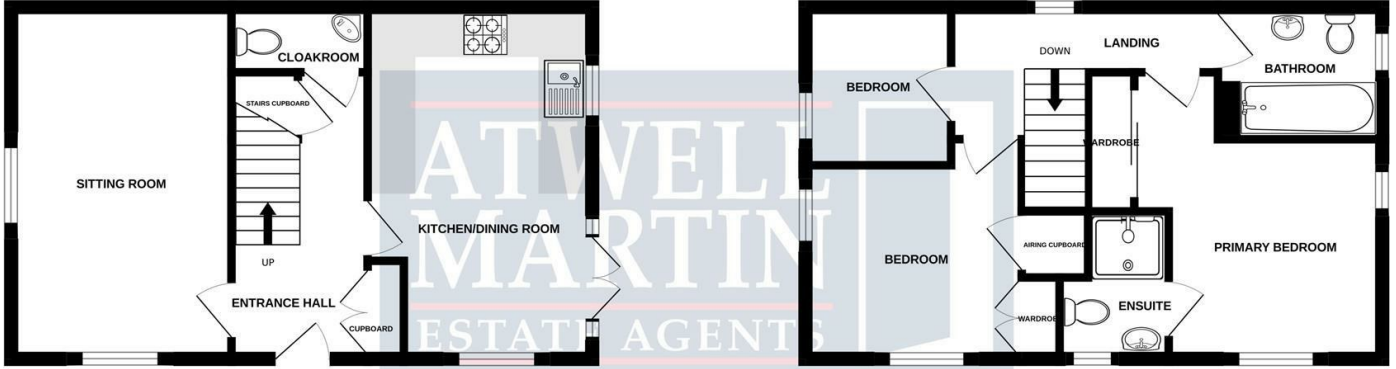
Development Charge - £150.00 per year





GROUND FLOOR

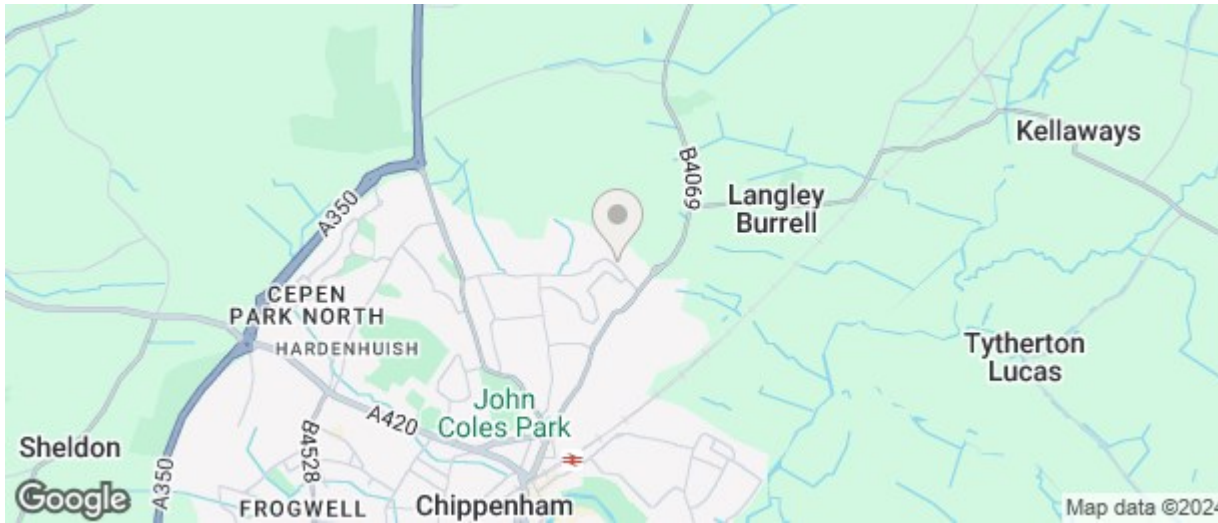
1ST FLOOR



FILBERT STREET CHIPPENHAM, WILTSHIRE, SN15 1FT



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) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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