



An extended three bedroom semi-detached family home with generous gardens located on the western side of town. The accommodation comprises; entrance hall, sitting room, kitchen/dining room and bathroom to the ground floor. The first floor provides; landing area, primary bedroom with built-in wardrobe, second bedroom with wardrobe and the third bedroom. Externally there is a delightful garden to front, driveway to side and a large garden to rear. With No Onward Chain an internal viewing is highly recommended.

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 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. 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:

Ground Floor

Entrance Hall

With upvc double glazed door and window to side, stairs to first floor, doors to kitchen/dining room, sitting room and bathroom. Electric heater.

Bathroom 2.06m x 1.32m (6'9" x 4'4")

Dual aspect with obscured upvc double glazed windows to

side and rear, fitted with a three piece suite comprising: bath with mixer shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, full tiling, electric wall heater.

Sitting Room 4.85m x 3.99m (15'11" x 13'1")

With upvc double glazed window to front, doors to hall, electric fireplace with stone hearth and surround, double doors to large under stairs storage cupboard (housing the electric consumer unit refitted 2022), electric storage heater, wall lights.

Kitchen / Dining Room 5.56m x 3.35m (18'3" x 11')

With dual aspect upvc double glazed windows to side and rear, upvc double glazed door to rear, door to entrance hall, fitted kitchen offering a range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for freestanding gas cooker, space and plumbing for automatic washing machine, space for fridge freezer, wall mounted gas fired hot water boiler, storage heater, under stairs storage cupboard.

First Floor

Landing

With stairs from the entrance hall, access to loft space, electric storage heater, doors to...

Primary Bedroom 4.85m x 3.15m (15'11" x 10'4")

With two upvc double glazed windows to rear, built-in wardrobe, electric heater.

Second Bedroom 3.61m x 2.39m (11'10" x 7'10")

With upvc double glazed window to front, built in wardrobe, electric heater.

Third Bedroom 2.62m x 2.39m (8'7" x 7'10")

With upvc double glazed window to front, electric heater.

Externally

Front Garden & Driveway

Gated entrance to driveway and front garden which is mainly laid to lawn with flower bed boarders.

Rear Gardens

Fully enclosed level rear garden mainly laid to lawn with flower bed boarders, patio, greenhouse and storage shed.

Property Information

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

Wiltshire Council Tax - Band C

Tenure - Freehold

Warranty - The roof was replaced in 2024 and comes with a 10 year warranty.



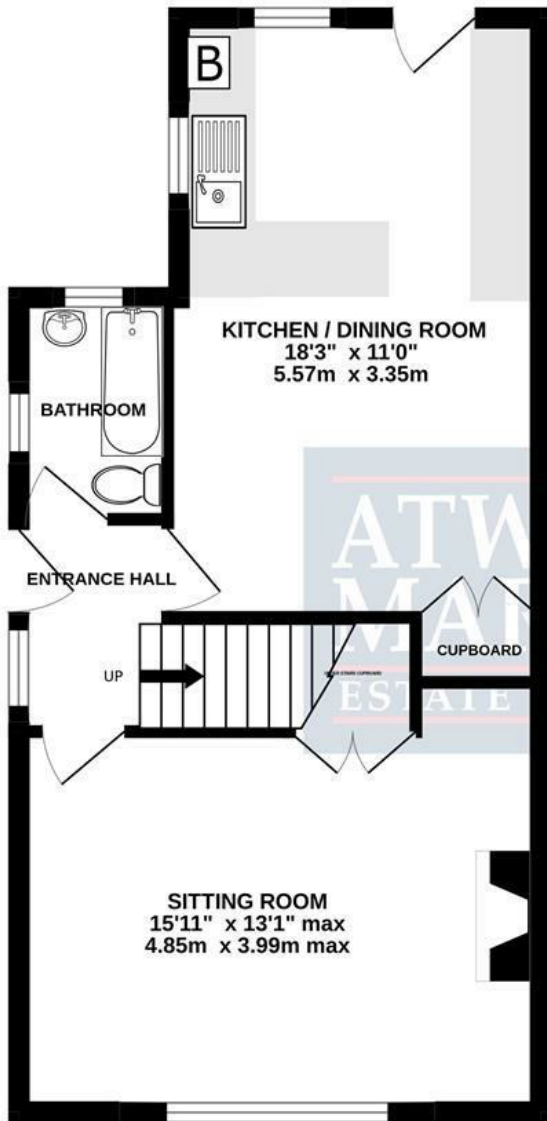


GROUND FLOOR

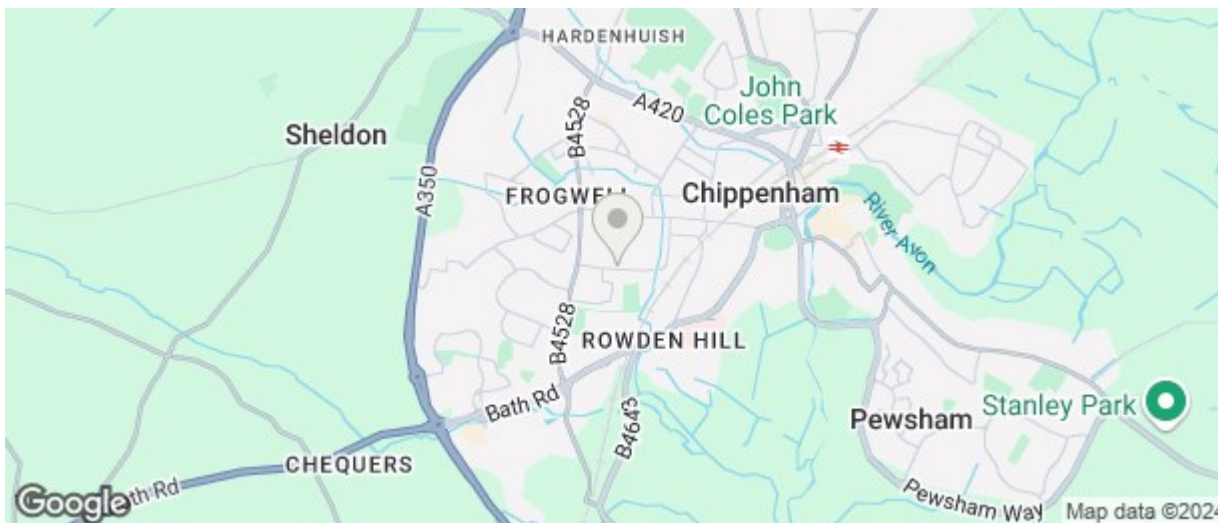
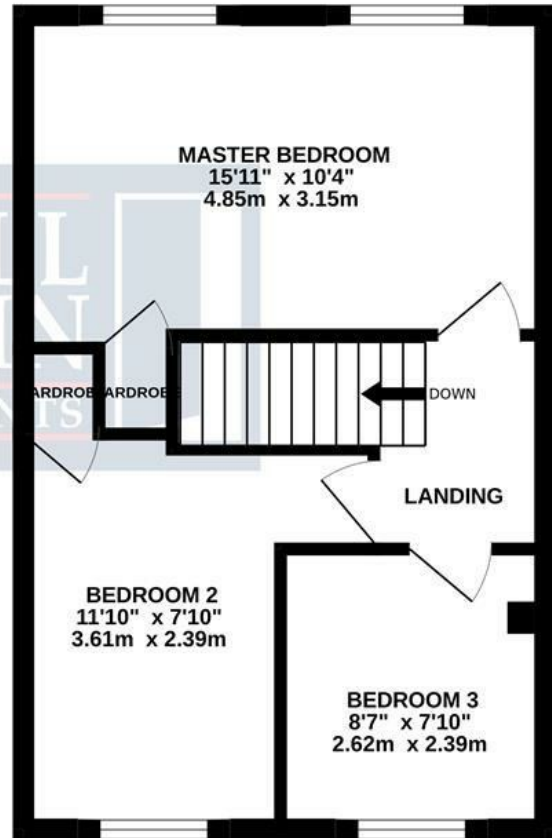
LADYFIELD ROAD CHIPPENHAM, SN14 0AW



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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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