



A well presented three bedroom family home set on a generous plot and ideally situated towards the end of this highly desirable cul-de-sac on the western side of town. The accommodation briefly comprises; entrance hall, cloakroom, 20' Sitting / Dining Room, kitchen and conservatory to the ground floor. The first floor provides; master bedroom, two further double bedrooms and refitted family bathroom. Externally the property benefits front garden, side garden with two parking spaces, rear enclosed garden, rear allotment space and a single garage with a further parking space in front. 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 to front, doors to sitting/dining room and cloakroom, carpeted stairs to the first floor landing, upvc double glazed window to side, radiator, laminate flooring.

Cloakroom

Fitted with a two piece suite comprising; low level w/c and wash hand basin.

Sitting / Dining Room 6.15m x 3.58m max (20'2" x 11'9" max)

With upvc double glazed window to front, double glazed door

to conservatory, under stairs cupboard, open to kitchen, two radiators, laminate flooring.

Kitchen 2.54m x 2.26m (8'4" x 7'5")

With upvc double glazed window to rear, refitted 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, integrated electric oven and four ring electric hob with matching cooker hood over, integrated dishwasher and fridge, wall mounted boiler, laminate flooring.

Conservatory 2.69m x 1.88m (8'10" x 6'2")

Of timber construction with windows to two sides, space for freezer, space and plumbing for automatic washing machine, space for tumble dryer. French doors to rear garden.

First Floor

Landing

With upvc double glazed window to side, airing cupboard housing the hot water cylinder, access to loft space, doors to...

Master Bedroom 3.28m x 2.77m (10'9" x 9'1")

With upvc double glazed window to rear, radiator, carpeted.

Second Bedroom 2.84m x 2.79m (9'4" x 9'2")

With upvc double glazed window to front, radiator, laminate flooring.

Third Bedroom 2.59m x 2.29m (8'6" x 7'6")

With upvc double glazed window to rear, radiator, laminate flooring.

Family Bathroom 2.49m x 1.65m (8'2" x 5'5")

With obscured upvc double glazed window to front, refitted with a three piece white suite comprising; bath with shower

over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, laminate flooring.

Externally

Front Garden

The front garden is laid to lawn with path to front door, there is gated access to the rear garden.

Side Garden

The side garden is laid to lawn with two mature trees and two off road parking spaces.

Rear Garden

The rear enclosed garden is laid to lawn, patio and play area with gated front & rear access.

Garage & Parking

Just to the right of the property is a single garage with up and over door, there is an additional parking space in front.

Rear Allotment Land

Just behind the garage & rear garden is a small piece of land previously used as an allotment.

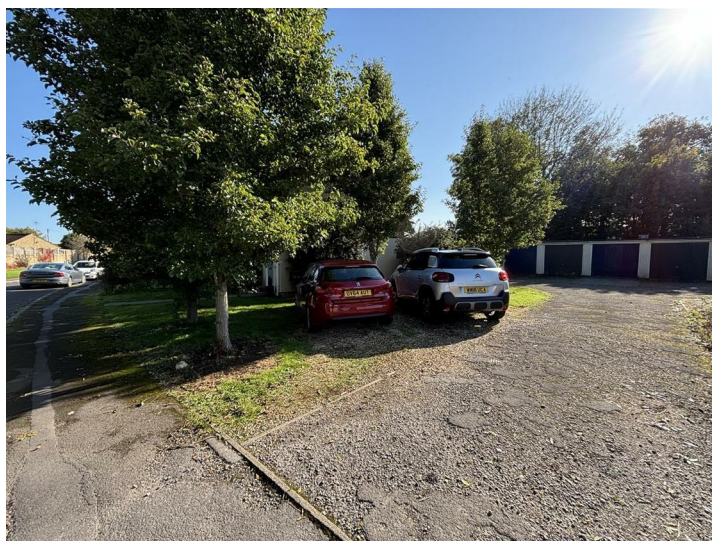
Property Information

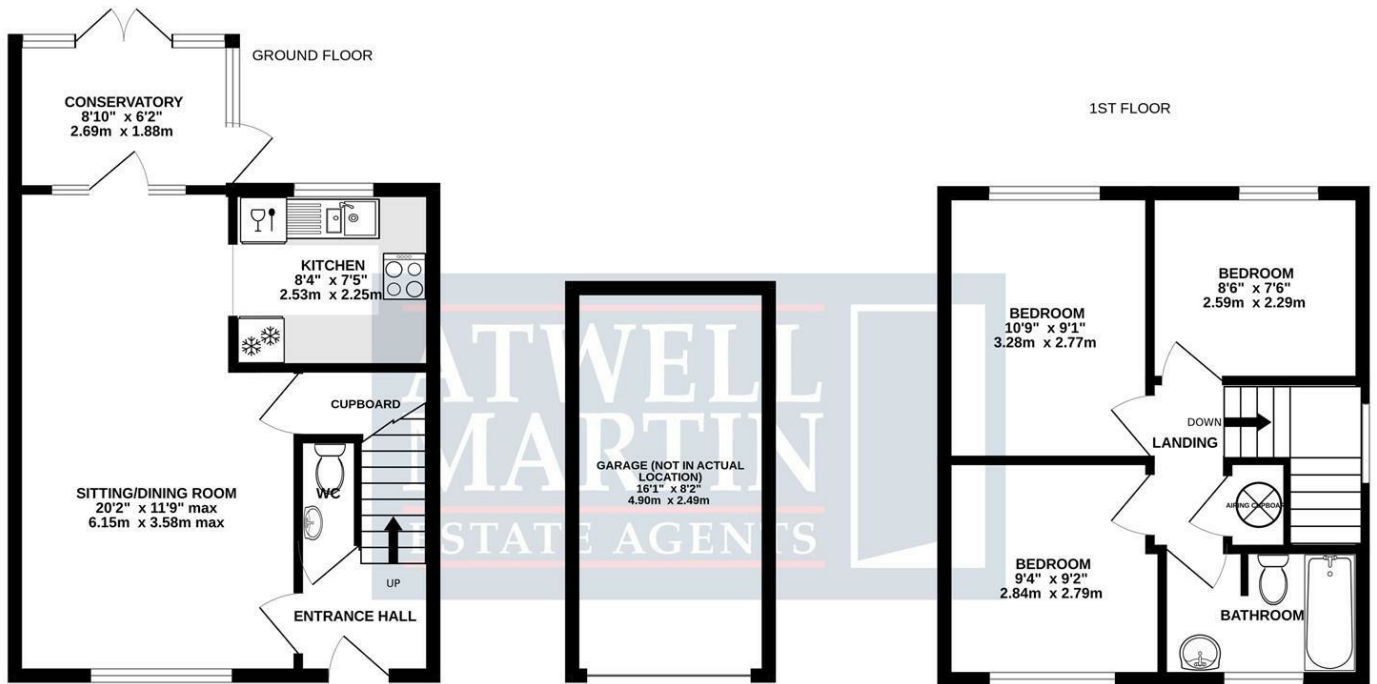
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







RYAN AVENUE CHIPPENHAM, WILTSHIRE, SN14 0TD

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		88
(81-91) B		
(69-80) C	73	
(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
(81-91) B		
(69-80) C	69	
(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