



An extended three bedroom red brick terrace home set in an ideal location for a choice of shops, schools and commuter links. The spacious accommodation comprises; entrance porch, entrance hall, sitting room, dining room, kitchen, cloakroom and rear porch to the ground floor. The first floor provides master bedroom with walk-in wardrobe, two further bedrooms and a four piece bathroom suite. Externally there is a long rear garden with double garage at the rear and an off road driveway parking space to the 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 Porch

With upvc double glazed door to front, upvc double glazed window to side, upvc double glazed door to entrance hall, lighting, laminate floor.

Entrance Hall

With upvc double glazed door from the entrance porch, door to sitting room, stairs to first floor landing, radiator, carpeted flooring.

Sitting Room 3.66m x 3.43m (12' x 11'3")

With upvc double glazed window to front, feature fireplace

with cast iron back, wooden mantle & surround, open to dining room, radiator, carpeted flooring.

Dining Room 4.52m x 3.38m (14'10" x 11'1")

With upvc double glazed window to rear, open to sitting room and kitchen, radiator, carpeted flooring.

Kitchen 3.28m x 2.79m (10'9" x 9'2")

With upvc double glazed window to side, open to dining room and rear porch, fitted kitchen offering a range of wall & base units, one and a half bowl ceramic sink/drainers inset to rolled edge worksurfaces, part tiled, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, space for fridge/freezer, wall mounted boiler, tiled flooring.

Rear Porch & Cloakroom 2.08m x 1.22m (6'10" x 4')

With upvc double glazed window to rear, upvc double glazed door to side, open to kitchen, radiator, tiled flooring. Door to w/c which is fitted with a two piece suite comprising; low level w/c and wash hand basin, part tiling, extractor fan, tiled floor.

First Floor

Landing

With stairs rising from the entrance hall, access to loft space (insulated), airing cupboard (housing the hot water cylinder), storage cupboard, doors to...

Primary Bedroom 3.43m x 2.77m (11'3" x 9'1")

With upvc double glazed window to rear, feature bedroom fireplace, radiator, walk-in wardrobe, carpeted flooring.

Second Bedroom 3.43m x 3.07m (11'3" x 10'1")

With upvc double glazed window to front, feature bedroom fireplace, radiator, carpeted flooring.

Third Bedroom 2.51m x 1.57m (8'3" x 5'2")

With upvc double glazed window to front, built-in wardrobe, radiator, laminate flooring.

Family Bathroom

With obscured upvc double glazed window to rear, fitted with a four piece suite comprising; panelled bath, shower cubicle, pedestal wash hand basin and low level w/c, part tiling, radiator, laminate floor.

Externally

Front Parking

There is off road parking to front and a side passageway giving access to the rear garden, path to front porch.

Rear Garden

The rear garden is laid to lawn with a patio area and path to the double garage, side access to front.

Detached Double Garage 7.47m x 4.47m (24'6" x 14'8")

With double up and over door to front, door to rear, window to rear, power & light, outside tap.

Property Information

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

Wiltshire Council Tax - Band B

Tenure - Freehold

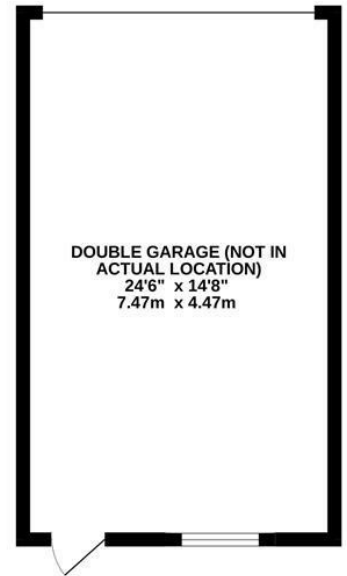
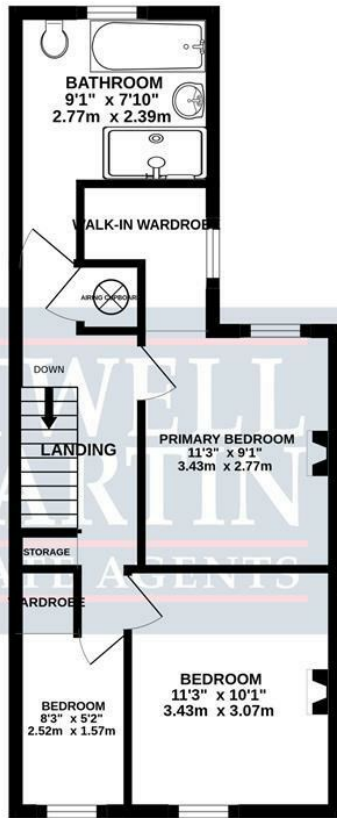




GROUND FLOOR

1ST FLOOR

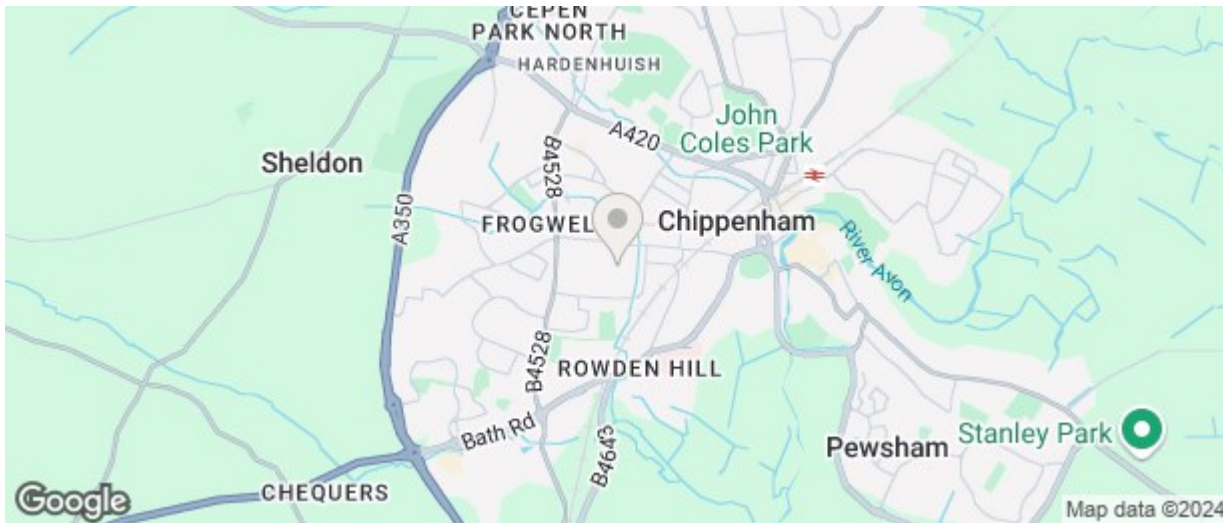
EXTERNALLY



PARLIAMENT STREET CHIPPENHAM, SN14 0DE



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			76
Environmental Impact (CO ₂) Rating			57
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			

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