



A three bedroom terrace home situated in a cul-de-sac setting within the highly desirable village of Biddestone. The accommodation briefly comprises; entrance hall, sitting room, dining room, kitchen and utility room to the ground floor. The first floor provides; three bedrooms and shower room. Externally the property benefits a large open front garden with parking and 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 - Biddestone

Biddestone is a small, rural and picturesque village. It is situated near Castle Coombe (c. 4 miles,) Lacock (c. 5 miles,) Corsham, Giddeahall, Chippenham (c. 4.7 miles,) and the M4 (Junction 17) is just six miles away. Biddestone has a small Norman church and a sports ground where football, cricket and tennis are played. There is plenty of bed and breakfast accommodation in the village, providing a resource for tourism. A classical village centre of Cotswold stone houses surround a large green and duck pond and all around the village are local footpaths for those who like a short or a longer walk and for those interested in golf there are six golf courses nearby. An excellent range of local schools are all within striking distance including Heywood Prep school in Corsham, Stonar, Yatton Keynell primary, Corsham primary and Nursery and Hardenhuish/Sheldon schools in Chippenham.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Porch

Canopy porch with window to side and door to front, door to...

Entrance Hall

With obscure multi-pane glass panel door to porch, doors to sitting room and dining room, stairs to first floor landing.

Sitting Room 5.13m x 3.23m (16'10" x 10'7")

Dual aspect room with upvc double glazed windows to front and rear, tiled fireplace, door to hall, radiator.

Dining Room 3.66m x 3.23m (12' x 10'7")

With upvc double glazed window to front, open to kitchen, door to hall, radiator.

Kitchen 3.66m x 1.80m (12' x 5'11")

With upvc double glazed window to rear, door to rear lobby, open to dining room, wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, pantry cupboard, large under stairs cupboard with window to rear, electric meter and refitted consumer unit.

Rear Lobby 2.03m x 2.54m (6'8" x 8'4")

With doors to side passageway and rear garden, door to storage room (4'8" x 4'3") housing the gas and water meters, doors to kitchen & utility room.

Utility 1.80m x 2.51m (5'11" x 8'3")

With window to rear, doors to rear lobby and w/c, storage cupboard, power & light, tap

W/C

With window to rear & low level w/c

First Floor

Landing 2.92m x 1.73m (9'7" x 5'8")

With stairs rising from the entrance hall, upvc double glazed window to rear, radiator, access to loft space, doors to...

Primary Bedroom 3.66m x 3.23m (12' x 10'7")

With upvc double glazed window to front, tiled bedroom fireplace surround, radiator, built in cupboard.

Second Bedroom 3.76m x 3.33m (12'4" x 10'11")

With upvc double glazed window to front, radiator, built in cupboard.

Third Bedroom 3.40m x 2.11m (11'2" x 6'11")

With upvc double glazed window to rear, wall mounted gas fired combination boiler.

Shower Room 2.21m x 1.73m (7'3" x 5'8")

With obscure upvc double glazed window to rear, fitted; shower cubicle, low level w/c and wash hand basin, radiator.

Externally

Front Garden & Parking

The front garden is open and laid to a mainly level lawn area, gravel hard-standing offers parking for one vehicle.

Rear Garden

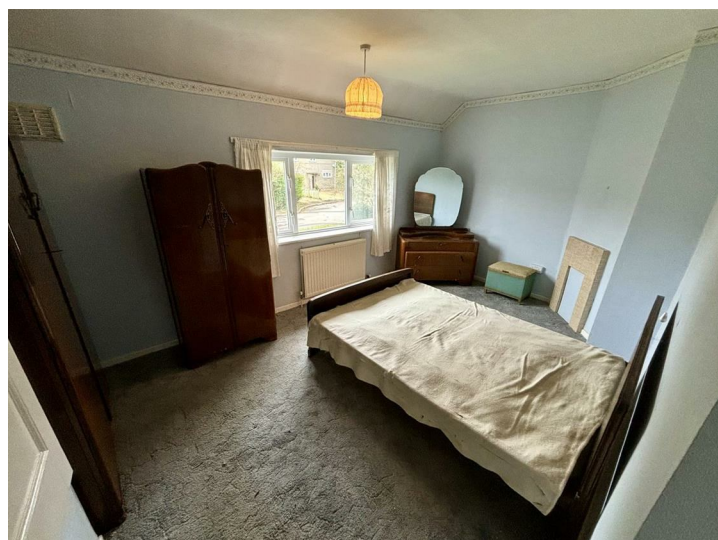
Patio, lawn and gravel areas, rear gate.

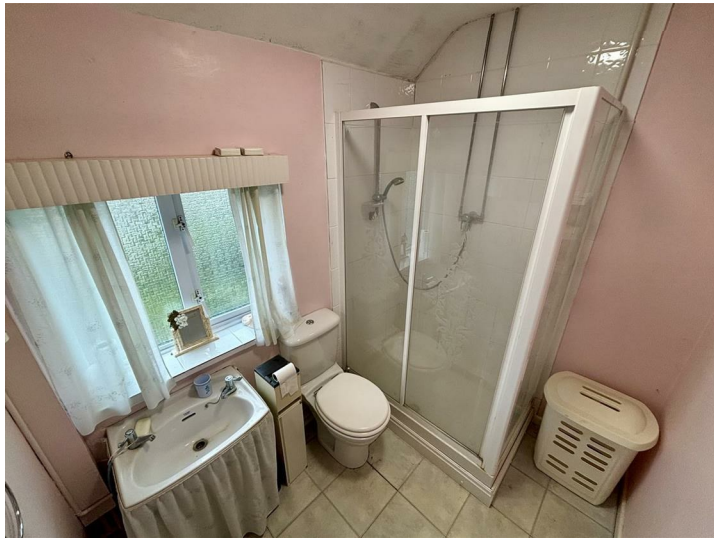
Property Information

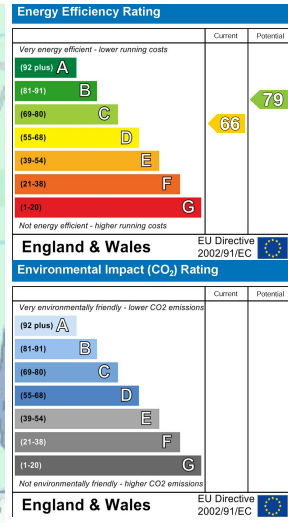
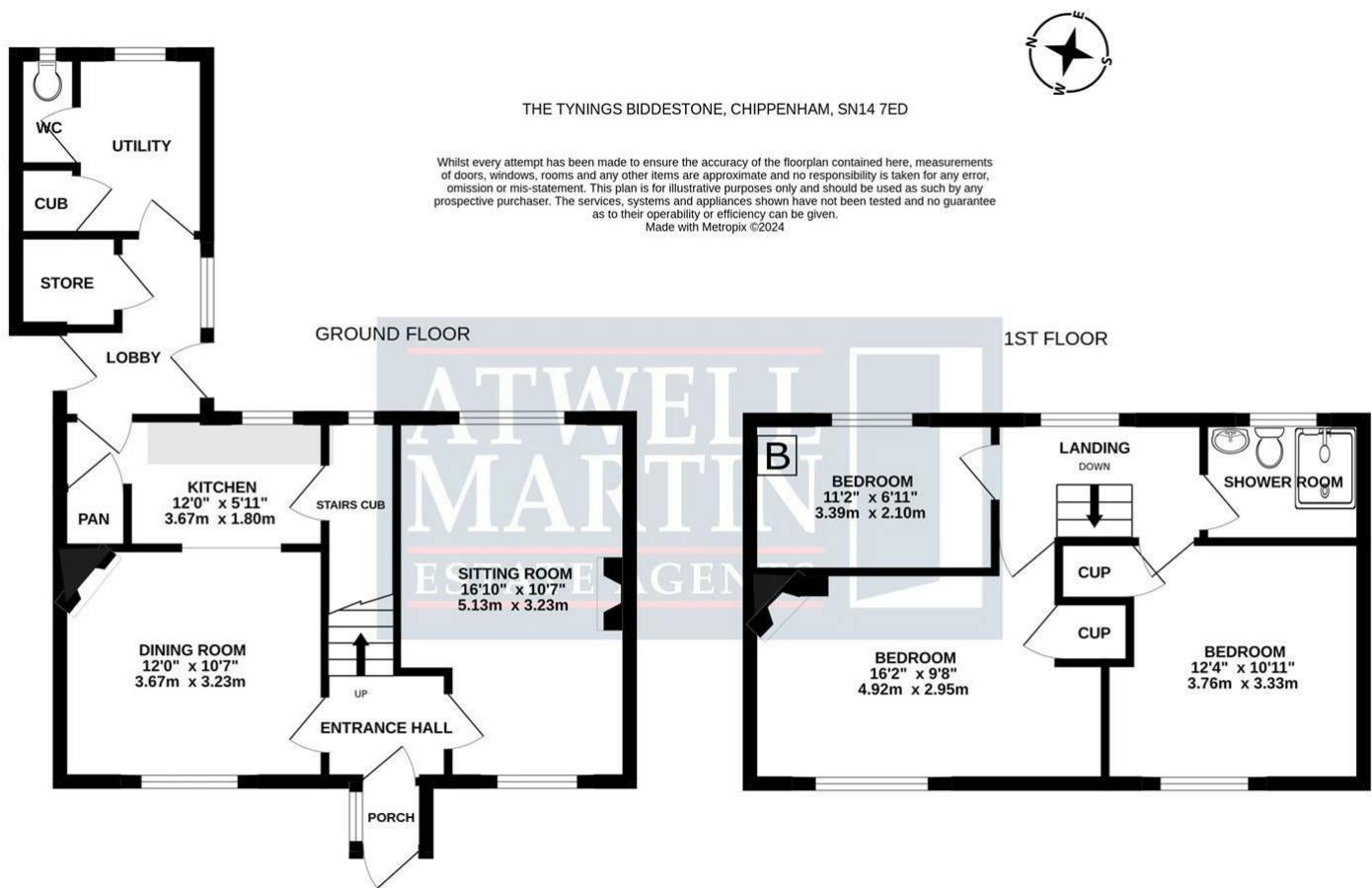
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







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