



This spacious three bedroom semi detached property is located within a popular area of Chippenham offering easy access to local commuter links and the highly regarded John Coles Park. The property itself is seen to be in need of some updating but offer tremendous scope for improvement subject to planning permission. The accommodation is based over two floors with the hallway offering access to a downstairs cloakroom, lounge, dining room and kitchen. On the first floor the landing leads to all three bedrooms and the bathroom with a ladder leading to a useful loft space. Externally the property sits within a good size plot with ample parking and a good size tandem garage. No Onward Chain.

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

Upvc double glazed door to front, doors to lounge, kitchen and WC, stairs to first floor landing, under stairs cupboard, wood effect flooring, gas wall heater.

Cloakroom

Obscured Upvc double glazed window to side, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back.

Lounge 3.63m x 3.63m (11'11" x 11'11")

Upvc double glazed window to front, fire place with tiled surround, door to hallway, wood effect flooring, gas wall heater.

Dining Room 3.63m x 3.35m 3.35m (11'11" x 11' 11")

Upvc double glazed window to rear, door to kitchen, wood effect flooring, gas wall heater.

Kitchen 3.63m x 1.85m (11'11" x 6'01")

Upvc double glazed window to side, door to garden, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for oven, space and plumbing for automatic washing machine, fridge freezer.

Landing

Upvc double glazed window to side, access to loft via loft ladder opening to useful additional space. Storage cupboard with Upvc double glazed window to side.

Bedroom One 3.63m x 3.63m (11'11" x 11'11")

Upvc double glazed window to front.

Bedroom Two 3.68m x 3.66m (12'01" x 12'00")

Upvc double glazed window to rear.

Bedroom Three 2.46m x 2.13m (8'01" x 7'00")

Upvc double glazed window to rear.

Shower Room

Obscured Upvc double glazed window to front, fitted with a three piece suite comprising shower, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, electric heater, extractor fan.

Tandem Garage 9.14m x 2.72m (30'00" x 8'11")

Electric roller door to front, door to side, windows to side, power.

Front

Enclosed garden with gates leading to front along with additional gates leading to the side of the property.

Rear Garden

Good size enclosed established rear garden, mainly laid to lawn with mature shrub arrangements.





Approx. Gross Internal House Area *

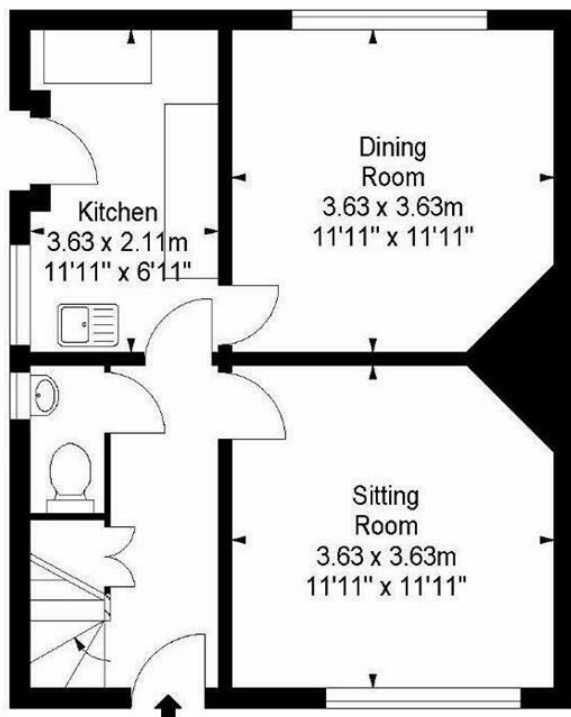
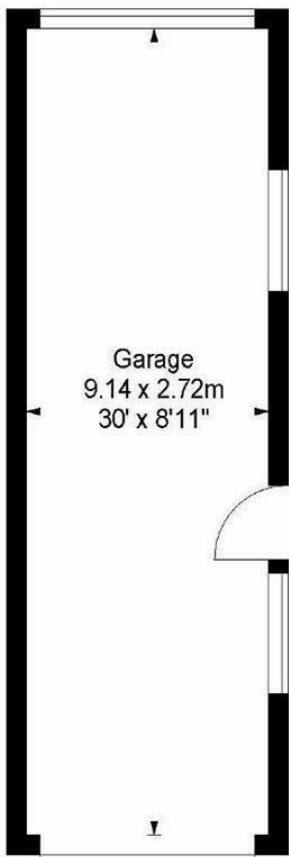
88.44 M² - 952 Ft²

Approx. Gross Garage Area *

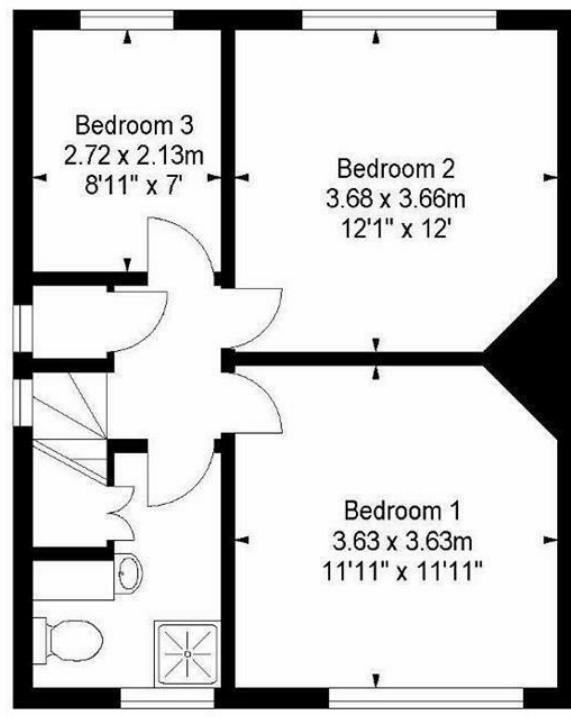
25.08 M² - 270 Ft²

Approx. Gross Total Area *

113.52 M² - 1222 Ft²



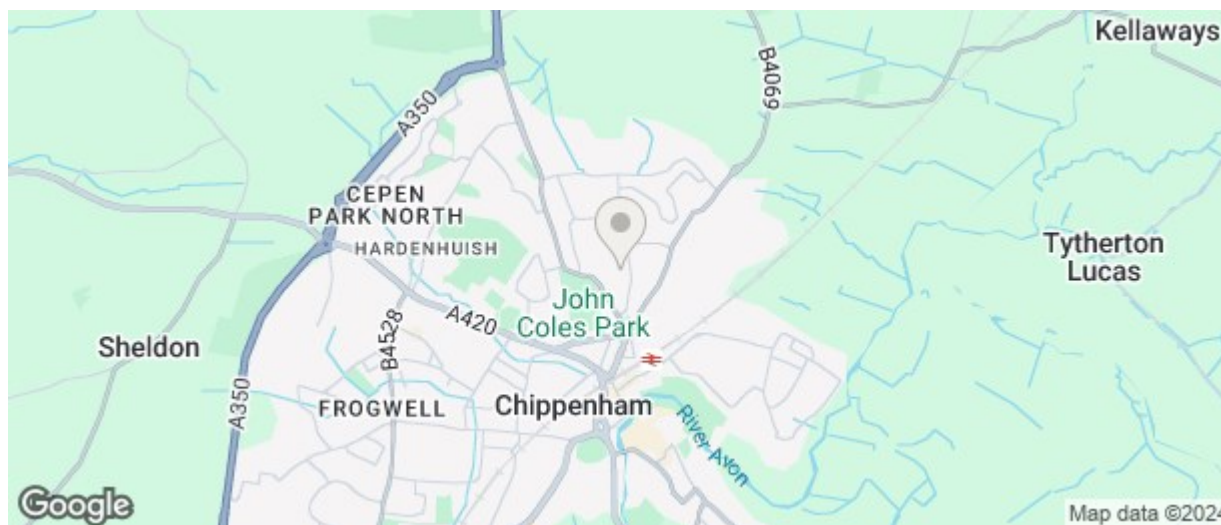
Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

*** As Defined by RICS - Code of Measuring Practice**



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			
		32	79
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