



This three bedroom semi detached is located on the outskirts of Chippenham but offers easy access to the town centre, local train station and great commuter links. The accommodation is based over two floor and is based around an entrance hall with door leading to the lounge, separate dining room, cloakroom and good size kitchen/dining room. On the first floor the landing leads to family bathroom along with all three bedrooms with the main bedroom benefiting from an en suite. Externally the property sizes within a good size plot with parking to the front for two cars and enclosed garden to the rear.

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:

Entrance Hall ()

Composite door to front.

Lounge 4.72m x 3.20m (15'06" x 10'06")

Upvc double glazed window to front, door to inner hallway, radiator.

Dining Room 4.11m x 2.31m (13'06" x 7'07")

Upvc double glazed window to front, french doors to lounge.

Inner Hallway

Stairs to first floor, doors to;

Cloakroom

Two piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back, extractor fan.

Kitchen/Dining Room 5.66m x 2.18m (18'07" x 7'02")

Upvc double glazed window to rear, french doors to garden, fitted 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, splash backs, integrated electric oven and four ring electric hob with matching cooker hood over, built in automatic washing machine, dishwasher and fridge freezer, wall mounted combination boiler, radiator, spot lighting, under stairs cupboard.

Landing

Upvc double glazed window to side, cupboard, radiator, access to roof void.

Bedroom One 5.11m x 2.64m (16'09" x 8'08")

Upvc double glazed windows to front, radiator, built in double wardrobe.

En Suite

Fitted with a three piece white suite comprising double shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

Bedroom Two 3.45m x 2.64m (11'04" x 8'08")

Upvc double glazed window to rear, radiator.

Bedroom Three 2.95m x 2.21m (9'08" x 7'03")

Upvc double glazed window to rear, radiator.

Bathroom

Fitted with a three piece white suite comprising bath, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan.

Front

Parking for two cars, access to the front and side of the property.

Rear Garden

Good size enclosed rear garden, laid to lawn with patio area and timber shed.

Property Information

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

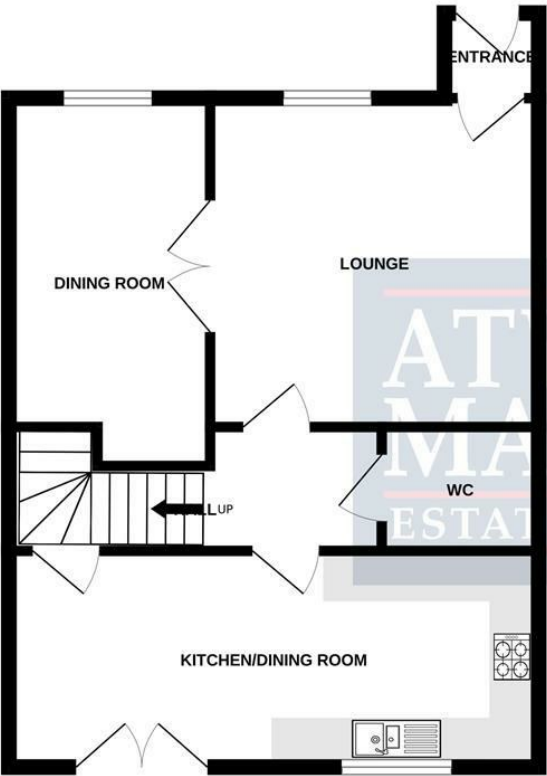
Wiltshire Council Tax - Band D

Tenure - Freehold

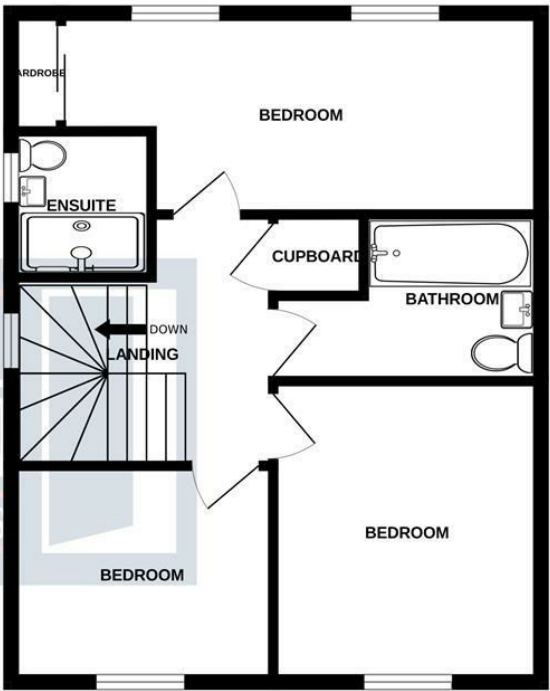




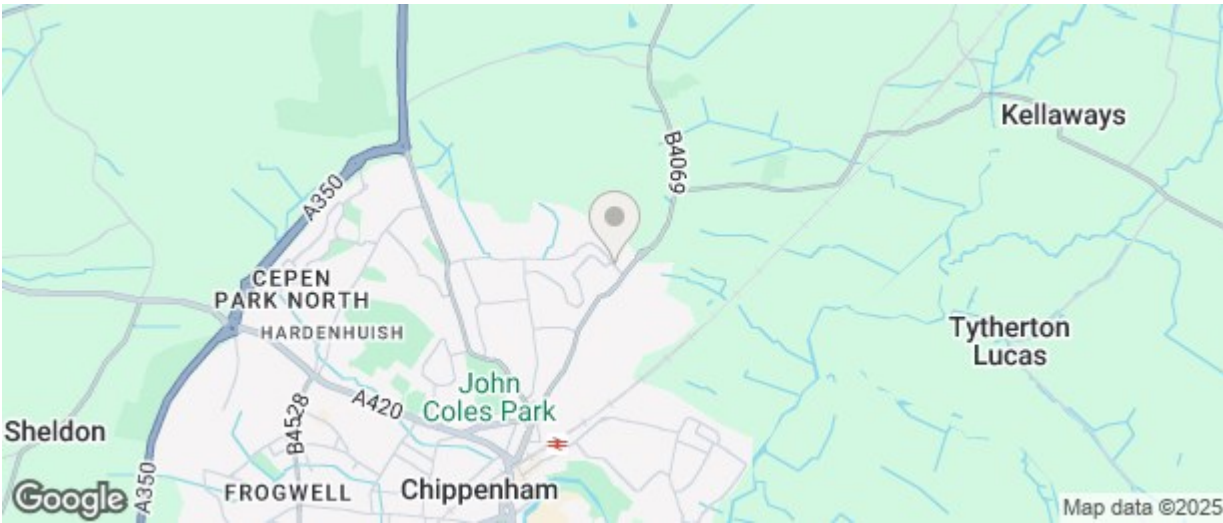
GROUND FLOOR



1ST FLOOR



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		95
(81-91) B	83	
(69-80) C		
(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		
(81-91) 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