

**35 Hickory Way, Chippenham, SN15 1FP**

**£259,950**

Located in the new development of Birds Marsh View, a well presented two bedroom semi detached house. The accommodation on offer briefly comprises: Hallway, cloakroom, living room and kitchen / breakfast room, to the first floor there are two bedrooms and bathroom. To the rear there is an enclosed garden and to the side there is parking. An ideal first time buy or investment.

## Entrance Hallway



Front door leads into entrance hallway, stair case to first floor, radiator.

## Cloakroom



Double glazed window, W.C, hand basin, radiator.

## Living Room 15'01" x 9'07" (4.60m x 2.92m)



Dual aspect double glazed windows, radiator, under stairs cupboard.



## Fitted Kitchen / Breakfast 12'09" x 8'0" (3.89m x 2.44m)



Double glazed window, double glazed French doors to garden, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with

cooker hood, fitted electric oven, space for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler.

### **Landing**

Doors to both bedrooms and bathroom, access to loft.

### **Bedroom One 12'07" x 8'02" (3.84m x 2.49m)**



Double glazed window, radiator.

### **Bedroom Two 12'09" max x 8'06" (3.89m max x 2.59m)**



Two double glazed windows, built in cupboard, radiator.

### **Bathroom**



Double glazed window, panelled bath with over bath shower, hand basin, W.C radiator.

### **Outside**

#### **Rear**

Enclosed garden with lawn and raised deck, gated side access to parking.

#### **Driveway**

Driveway providing off road parking.

#### **Tenure**

GOV.UK advise Freehold.

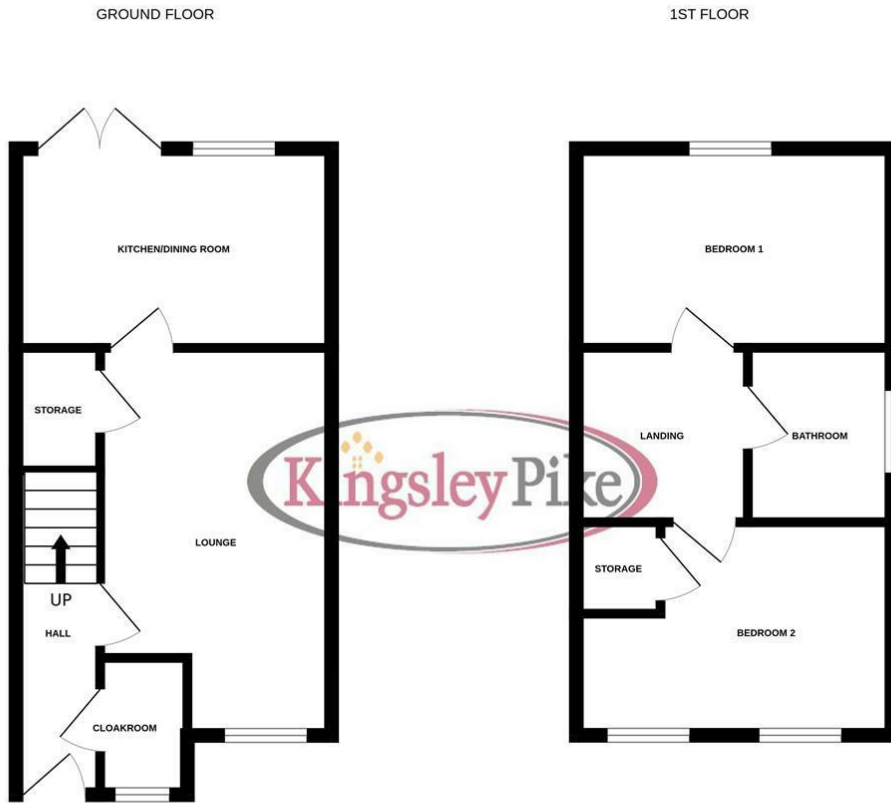
#### **Council Tax Band**

GOV.UK advise Band C.

#### **Development Charge**

Development Charge Approx £165.00 / Year

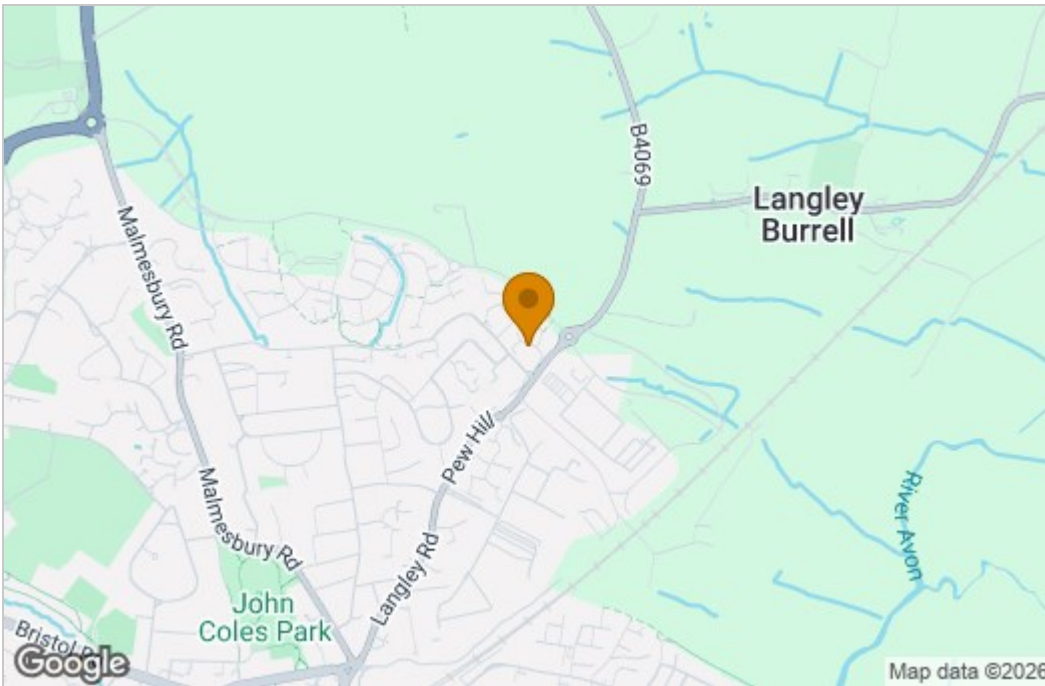
# Floor Plan



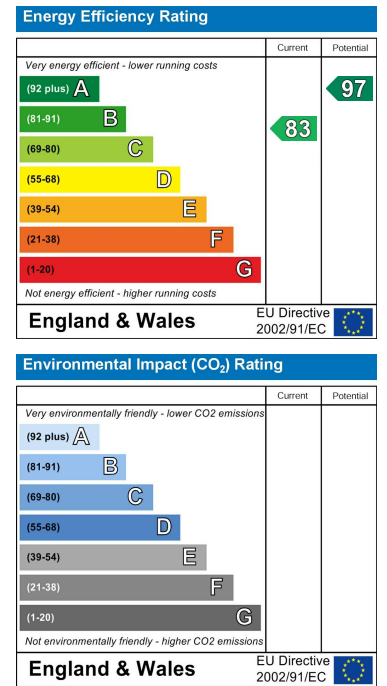
2 BEDROOM SEMI DETACHED HOUSE

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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# Area Map



# Energy Efficiency Graph



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