



## **19 Elmwood, Chippenham, SN15 1AP**

**£335,000**

Located North of Chippenham Town Centre, convenient for access in and out an extended, re rendered and updated three bedroom semi detached home. To the front of the property there is ample driveway parking and to the rear a generous West facing garden laid to areas of patio and lawn with timber garden room and access to the workshop. Internally comprising; entrance hall, cloakroom, lounge with wood burner, updated kitchen/dining room and separate utility room to the rear. On the first floor there are three bedrooms and a refitted bathroom. The width of the plot gives potential (subject to planning which was previously granted) for a side extension.

## Entrance Hall



Double glazed front door, stripped floorboards, radiator, stairs to the first floor, range of pull out storage drawers, door to the cloakroom, door to the lounge and door to the kitchen/dining room.

## Cloakroom



Double glazed window to the side, wash hand basin and toilet.

## Lounge 12' x 11'03" (3.66m x 3.43m)



Double glazed window to the front, radiator, stripped floorboards, fireplace with inset wood burner, hearth and mantle.

**Kitchen/Dining Room 17'04" x 11'11"  
maximum (5.28m x 3.63m maximum)**



Double glazed window to the rear, double glazed door to the side, door to the utility room, space for a table and chairs, range of updated floor and wall mounted units, stainless steel sink and drainer, gas hob, extractor fan, double electric oven, integral fridge/freezer and dishwasher, radiator and vinyl flooring.

**Utility Room 8'09" x 7'04" (2.67m x 2.24m)**



Double glazed window to the rear, vinyl flooring, modern wall mounted gas fired boiler installed in 2022, updated consumer unit installed 2021, floor units, stainless steel sink and drainer, space for a tumble dryer and plumbing for a washing machine.

**Landing**

Double glazed window to the side, doors to the bedrooms, bathroom and loft access with drop down ladder.

**Bedroom One 11'11" x 10'05" (3.63m x 3.18m)**



Double glazed window to the front and radiator.

**Bedroom Two 11'11" x 10'05" (3.63m x 3.18m)**



Double glazed window to the rear and radiator.

**Bedroom Three 8'11" x 6'08" (2.72m x 2.03m)**



Double glazed window to the rear, radiator and fitted wardrobe.

## Newly Fitted Bathroom



Double glazed window to the front, towel radiator, toilet, wash hand basin with vanity storage, bath with mains rainfall style shower over and shower screen.

## Rear Garden



West facing, laid to hardstanding for garden furniture, lawn with mature shrubs, outside taps and power sockets.

## Garden Room



Offering a storage section to the left with windows and double doors to the front, insulated and power points. The current owner uses this as a gym but it would also make a fantastic home office.

## Workshop/Garage



Currently used as a workshop.

## Driveway

Gravel driveway for parking at least two cars.

## Tenure

We are advised that the property is FREEHOLD.

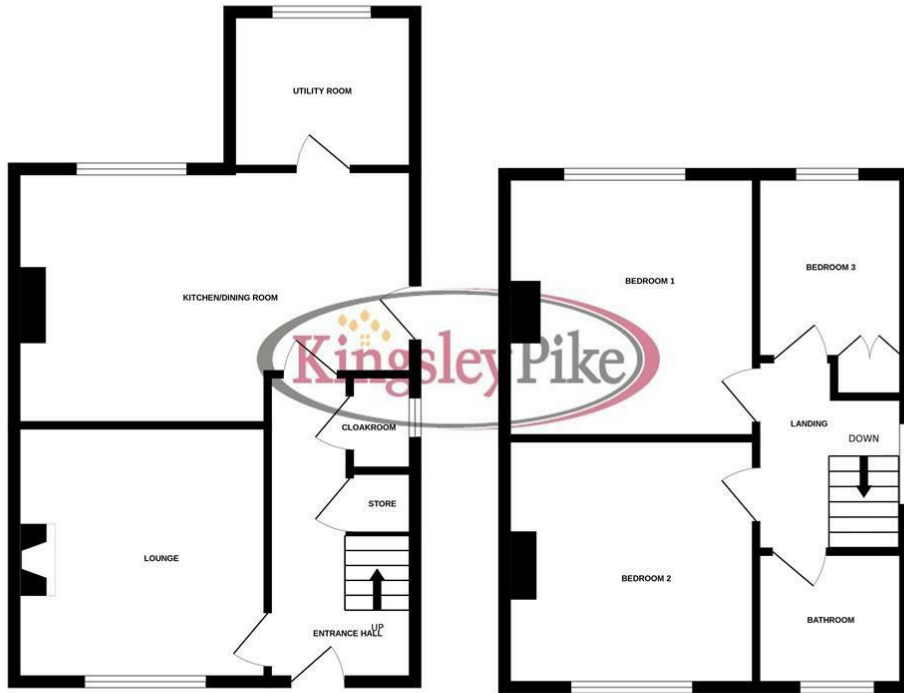
## Council Tax

We are advised that the property is band C.

# Floor Plan

GROUND FLOOR

1ST FLOOR



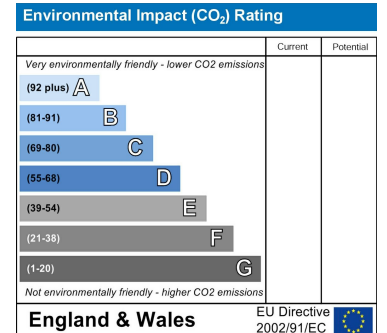
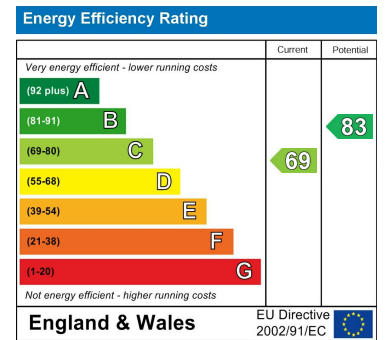
3 BEDROOM SEMI DETACHED HOUSE

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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