

for sale

guide price **£250,000**



## Patchway Chippenham SN14 0HZ

Three bedroom mid terrace property. Offering good size accommodation. Lounge/Diner and Kitchen to the Ground Floor. Three Bedrooms and Bathroom to the First Floor. Gas central heating and double glazing.



# Patchway Chippenham SN14 0HZ

## Description

Conveniently situated for all local amenities is this Three Bedroom Mid Terraced House. Situated on the Western side of town but within easy reach of Chippenham Town Centre where you will find a range of shops, bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London. The property itself comprises Entrance Hall, Lounge/Diner and Kitchen to the Ground Floor with Three Bedrooms and Bathroom with separate Cloakroom to the First Floor.

The property is also within easy reach of local schools, shops and doctors surgery. Viewing recommended.





## Ground Floor

### **Entrance Hall**

Entrance door to front. Stairs to First Floor landing. Doors to Lounge and Kitchen.

### **Lounge**

23' 3" x 12' 6" max ( 7.09m x 3.81m max )

Double glazed window to front. Double glazed patio doors to rear. TV point. Door to Kitchen.

### **Kitchen**

11' 1" max x 9' 7" max ( 3.38m max x 2.92m max )

Fitted with matching base and wall units with inset sink and drainer. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Built in cupboard. Door and window to rear.

## First Floor

### **Landing**

Stairs rising from Ground Floor. Doors to all Bedrooms and Bathroom.

### **Bedroom One**

13' 6" max x 12' 3" max ( 4.11m max x 3.73m max )

Double glazed window to front. Built in cupboard.

### **Bedroom Two**

13' 7" x 8' 3" ( 4.14m x 2.51m )

Window to rear. Built in cupboard.

### **Bedroom Three**

9' x 8' 4" ( 2.74m x 2.54m )

Two windows to front.

### **Bathroom**

Suite comprising panelled bath and wash hand basin. Window to rear.

### **Cloakroom**

Low level WC. Window to rear.

## Outside

### **Front**

Low maintenance with pathway leading to front door. Shared access walkway through to the rear garden.

### **Rear Garden**

Fully enclosed. Patio area and lawn area. Storage shed.





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Property Ref: CHM306381 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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