

for sale

£300,000



Clark Drive Chippenham SN15 1UJ

Located on the popular Birds Marsh development, this well-presented three-bedroom semi-detached home offers stylish and practical living, ideal for families, first-time buyers, or those looking to upsize.



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Ground Floor

Hallway

Entrance door to front. Doors to Cloakroom and Lounge.

Cloakroom

Window to front. Suite comprising low level WC and wash hand basin.

Lounge

Window to front. Stairs to First Floor. Door to Kitchen/Diner.

Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Further appliance space. Window to rear. French doors to rear.



First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

Window to front. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Window to rear.

Outside

Front

Steps up to the front door. Mature shrub border.

Parking

Parking for two vehicles to the front.

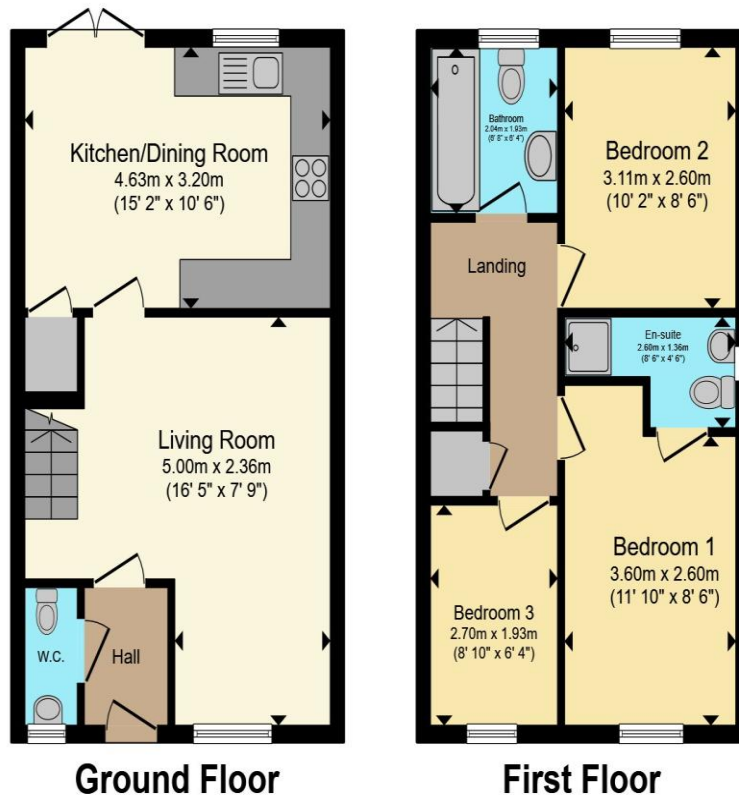
Rear Garden

Fully enclosed. Patio area. Steps leading up to the lawn area.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 76.9 m² (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: CHM306502 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: D

view this property online
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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