







8 Park Avenue, Chippenham, SN14 0HA

£375,000

Located within close proximity to the town centre with main line railway serving London Paddington and also offering excellent road links to the M4 motorway, also close to well regarded Secondary schools Hardenhuish and Sheldon, a well presented three bedroom semi detached house. The accommodation offer briefly comprises: Entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms and bathroom. To the outside there is a mature garden to the rear, to the front a driveway provides off road parking. Further benefits include double glazing and gas central heating. The property offers itself to potential extension subject to relevant planning permissions, a number of homes within this road have extended.

Entrance Hallway

Front door leads into entrance hallway with stair case to first floor and door to living room, radiator.

Living Room 12'01" max x 10'10" (3.68 max x 3.30)



Double glazed bay window to front, radiator, fireplace, door to dining room.

Dining Room 15'03" x 9'03" (4.65 x 2.82)



Double glazed window to rear, radiator, fireplace opening to garden room.





Garden Room 6'10" x 5'09" (2.08 x 1.75)

Double glazed French doors to garden, and double glazed window to side.

Fitted Kitchen 14'04" x 7'10" (4.37 x 2.39)



Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset gas hob, cooker hood, fitted electric oven, fitted electric

oven, space for larder fridge and larder freezer, under stairs cupboard.

Lobby
Doors to gardens and further door to cloakroom / Utility.

Cloakroom / Utility 5'11" x 4'05" (1.80m x 1.35m)
Double glazed window, W.C, hand basin, plumbing and space for washing machine, radiator.

Landing
Doors to all bedrooms and bathroom, separate WC, window, radiator.

Bedroom One 12'01" x 10'11" (3.68 x 3.33)



Double glazed window, radiator.

Bedroom Two 9'02" x 9'01" (2.79 x 2.77)



Double glazed window, radiator, access to loft.

Bedroom Three 12'01" x 7'11" (3.68 x 2.41)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath with mixer/spray shower attachment, pedestal hand basin, radiator, gas boiler.

Seperate W.C
Double glazed window, W.C.

Outside

Front
To the front there is a driveway providing off road parking, gated side access to the rear.

Rear



To the rear of the property there is an enclosed mature garden, with shrubs and flower borders, patio.







Tenure

We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

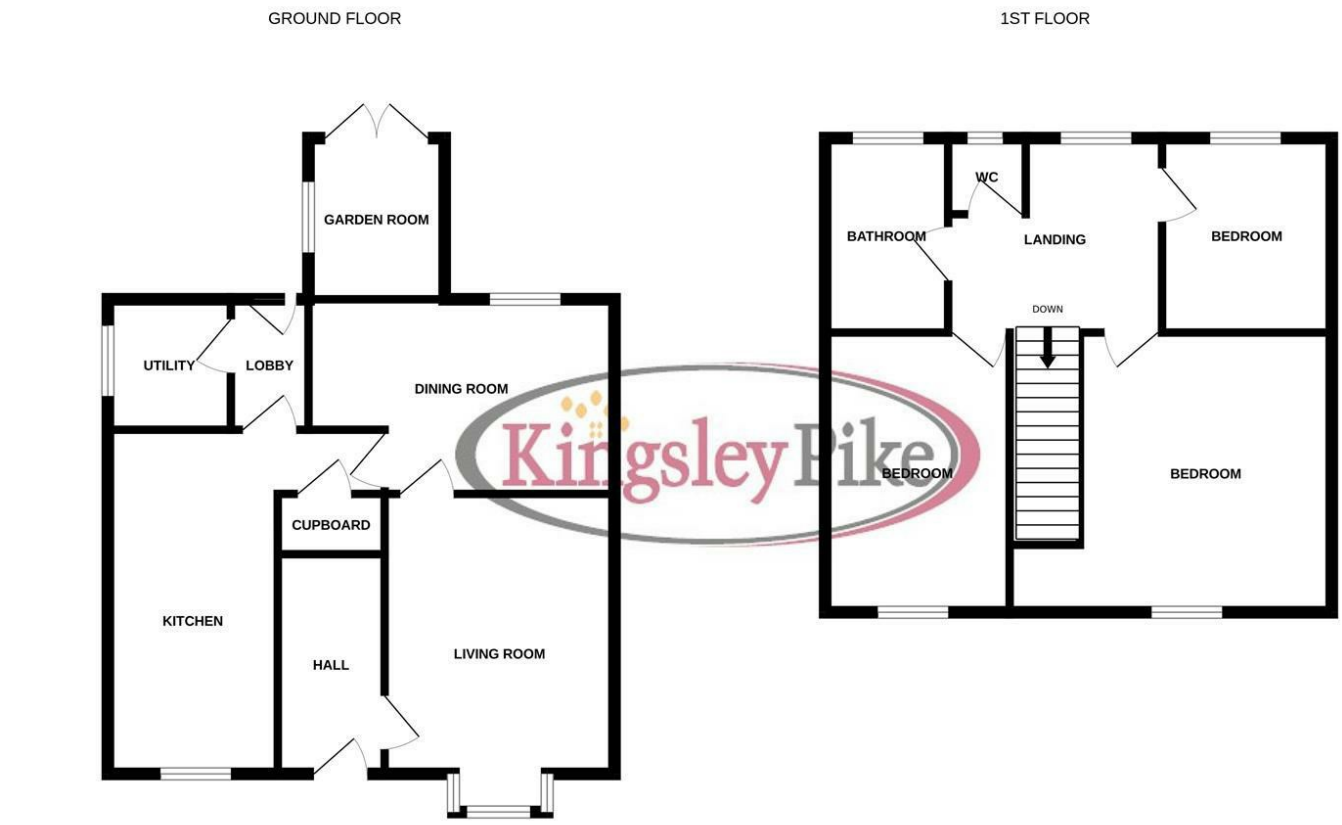
Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

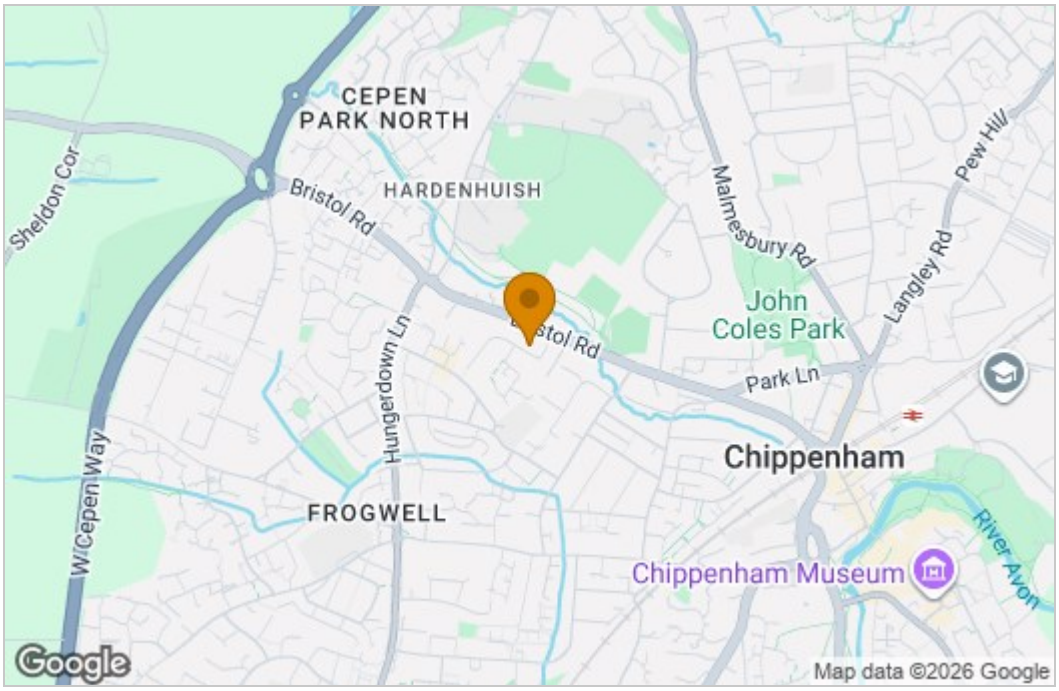
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

Floor Plan

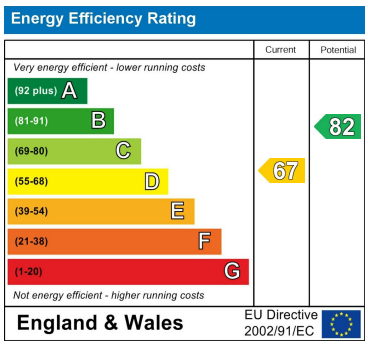


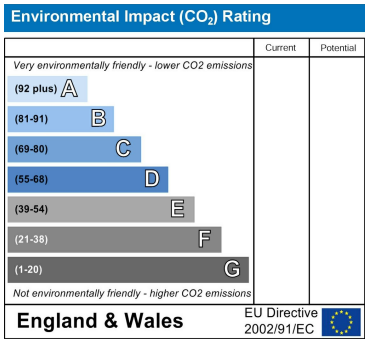
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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