







17 Milbourne Way, Chippenham, SN15 2FJ

£255,000

Located on the Western outskirts of the town centre, a larger than average terrace home which is well presented, offering two double bedrooms en suite shower room and separate bathroom. On the ground floor there is a useful toilet, kitchen with space for dining table and at the rear a pleasant lounge opening on to the garden. The garden has gated rear access, garden shed and is laid to patio and shingle stone. There are two tandem parking spaces towards the front.

Entrance Hallway
Front door leads into entrance hallway, staircase to first floor, laminate flooring, radiator.

Cloakroom
Toilet, wash hand basin, radiator.

Living Room 16'04" x 11'05" (4.98 x 3.48)



Double glazed window, double glazed French doors to garden, radiator and laminate flooring.

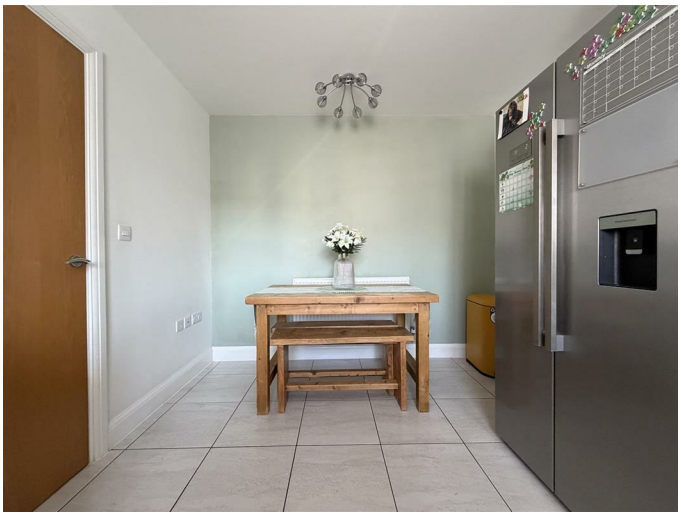




Kitchen / Dining Room 13'0" x 9'01" (3.96 x 2.77)



Double glazed window, 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, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler.





Landing

Doors to bedrooms and bathroom, built in cupboard, access to loft.

Bedroom One 12'06" x 10'01" (3.81 x 3.07)



Double glazed window, built in wardrobes, radiator, door to en suite.



En Suite



Double shower cubicle, hand basin, W.C, radiator.

Bedroom Two 10'0" x 8'11" (3.05 x 2.72)



Double glazed window, radiator.

Bathroom



Double glazed window, bath with screen and over bath shower, toilet, wash hand basin and towel radiator.

Garden



To the rear of the property is an enclosed garden laid predominantly to shingle stone with patio and gated rear access.



Front

Further area of garden and path leading to the front door.

Parking

There is tandem allocated parking for two cars located towards the front of the home.

Tenure

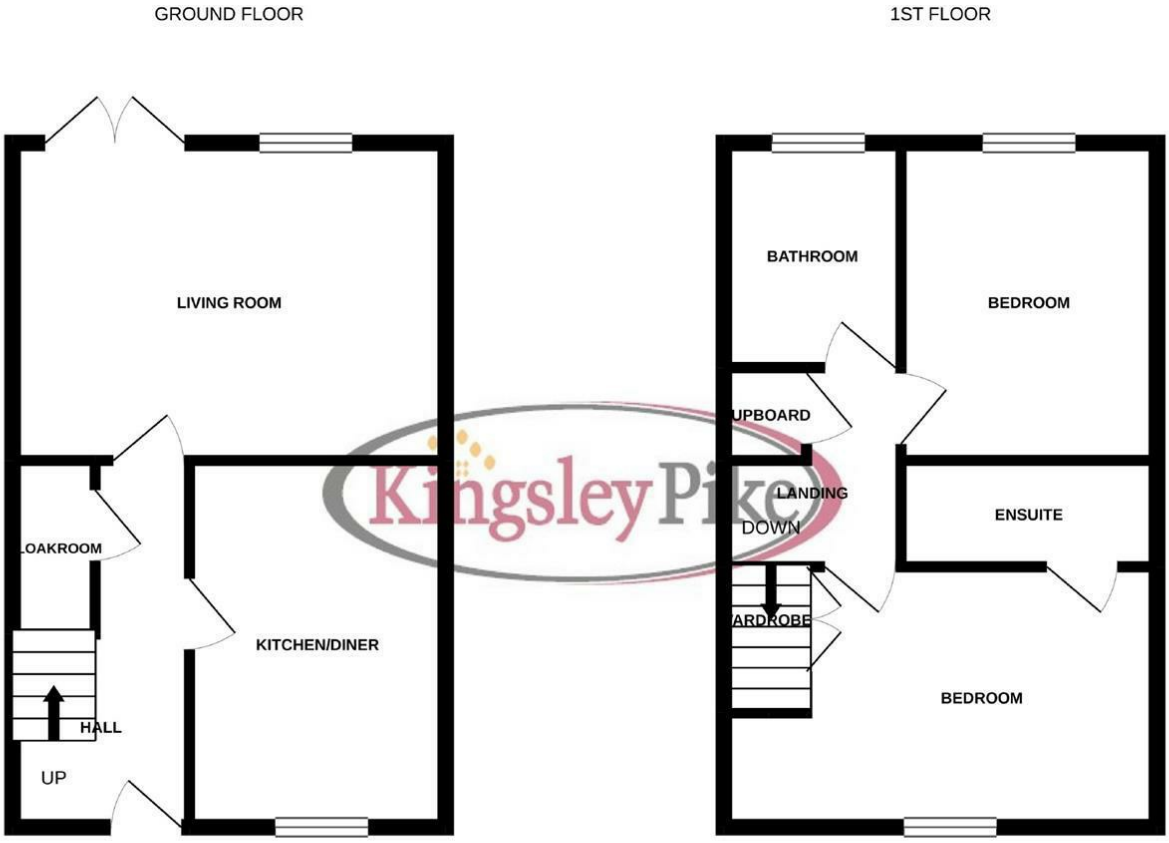
We are informed by the .GOV website that the tenure of this property is Freehold.

There is an annual service charge tbc

Council Tax

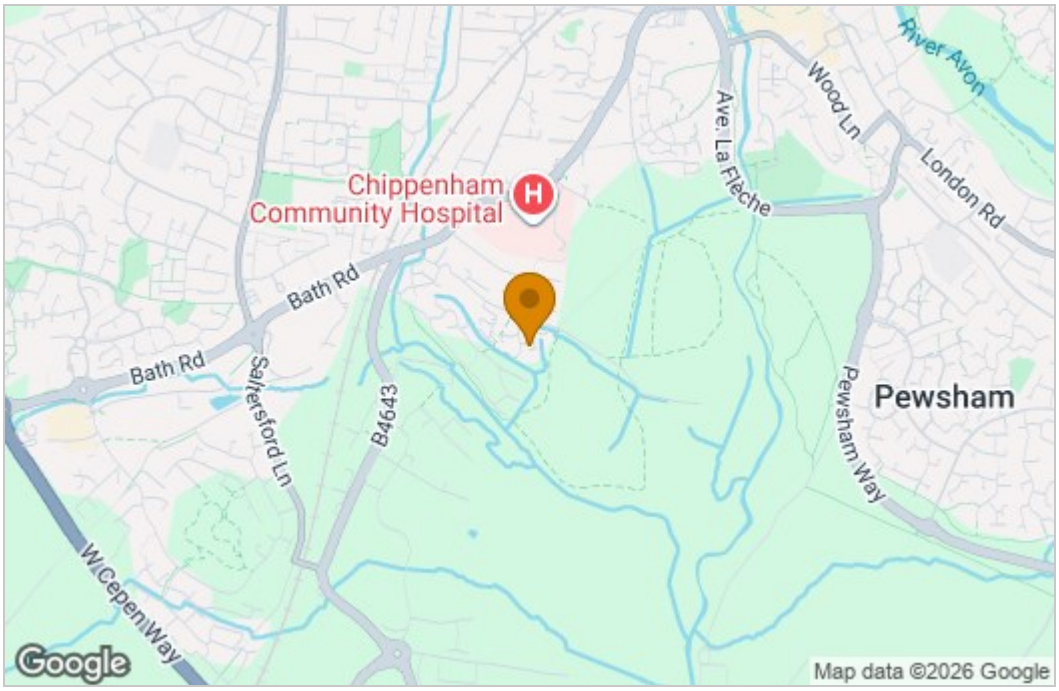
We are informed by the .GOV website that the property is band C.

Floor Plan

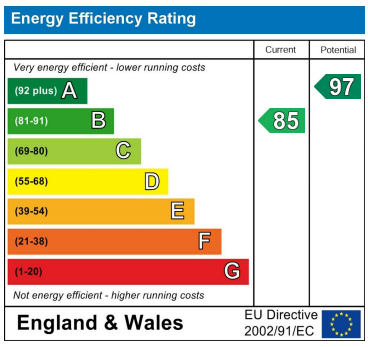


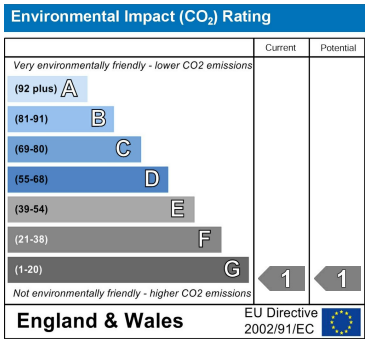
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2021

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.

63 New Road, Chippenham, Wiltshire, SN15 1ES
Tel: 01249 464844 Email: sales@kingsleypike.co.uk https://www.kingsleypike.co.uk