



## 12 Oaklands, Chippenham, Wiltshire, SN15 1RB

Asking Price £300,000

- Three-bedroom semi-detached home
- Three good-sized bedrooms
- Close to local amenities, schools and transport links
- Recently fitted modern kitchen
- Enclosed rear garden
- Recently decorated throughout
- Downstairs bathroom
- Driveway providing off-road parking
- NO ONWARD CHAIN

# 12 Oaklands, Chippenham SN15 1RB



Council Tax Band: C



### **Entrance Hall**

recently neutrally decorated, stairs leading to first floor, neutral carpet, fuse board under stairs.

### **Lounge**

Recently neutrally decorated, UPVC window overlooking front aspect, fireplace and surround, recently refurbished wooden floors, door leading to the kitchen.

### **Kitchen**

Plaster skim ceiling, inset spot light bulbs, range of stone wall and base unit, square edge wood effect worksurface, freestanding oven, Integrated over head extractor, UPVC window, stainless steel sink, UPVC door leading to rear garden, plumbing for washing machine and dishwasher, boiler in cupboard, laminate flooring.

### **Bathroom**

White bathroom suite comprising of bath, sink and pedestal, wc, neutral tiles, obscured window.

### **Stairs and Landing**

Neutral walls, neutral carpets, loft access.

### **Bedroom One**

Neutral decor, UPVC window, radiator, built in wardrobe

### **Bedroom Two**

Neutral decor, UPVC window, radiator

### **Bedroom Three**

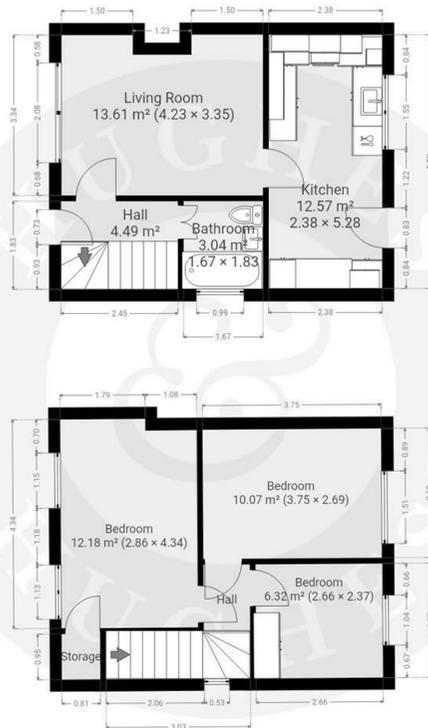
Neutral decor, UPVC window, radiator

### **Rear Garden**

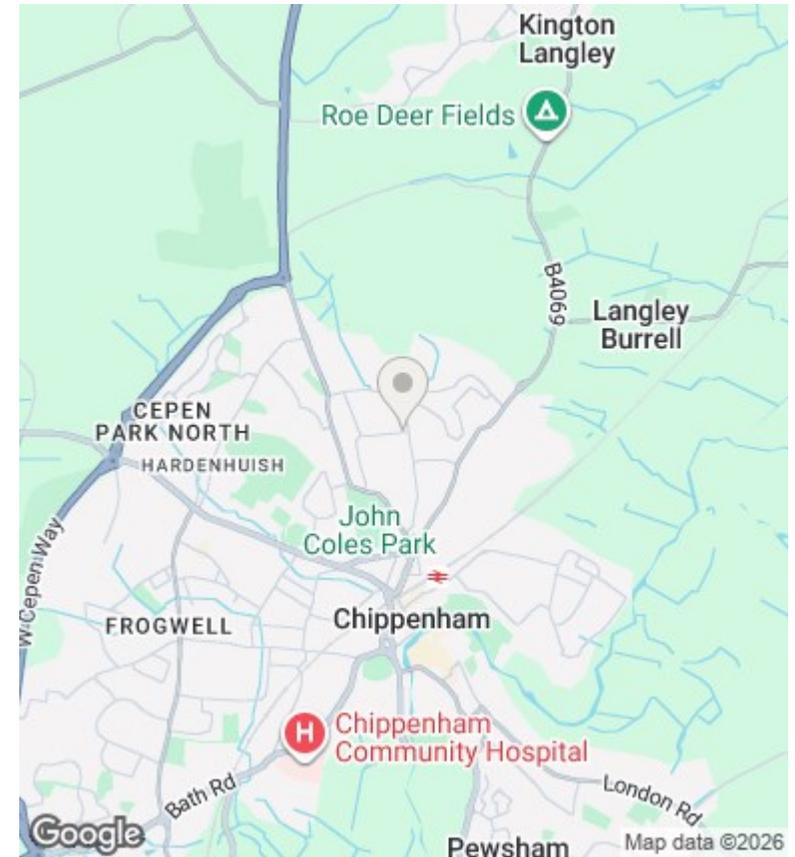
enclosed rear garden, mainly laid to lawn, gravel area.

### **Front Garden**

Driveway



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## Directions

## Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	