

for sale

offers in excess of

**£275,000**



**Wheatfield Avenue Chippenham SN14 0FX**

End of terrace. Newer Build. Two Bedrooms. Bathroom. Parking, Great Size Plot, Fantastic Sought after location, Close to Amenities. Viewing Advised.



# Wheatfield Avenue Chippenham SN14 0FX

## Description

This attractive two-bedroom end-of-terrace property offers modern living in a popular residential area of Chippenham. Perfect for first-time buyers, downsizers, or investors, the home combines comfort, convenience, and excellent local amenities.

This home offers a fantastic opportunity to enjoy modern living in a well-connected location. Early viewing is highly recommended.



## Ground Floor

### **Hallway**

Entrance door to front. Stairs to First Floor.

### **Lounge**

14' 8" x 10' 5" ( 4.47m x 3.17m )

Window to front. TV point. Understairs storage cupboard.

### **Kitchen**

10' 5" x 9' 8" ( 3.17m x 2.95m )

French doors to rear. Fitted with a matching range of base and wall units with inset sink and drainer. Integrated oven and hob. Further appliance space. Door to Utility Room.

### **Utility**

5' 3" x 3' 2" ( 1.60m x 0.97m )

Door to Cloakroom.

### **Downstairs Cloakroom**

Suite comprising low level WC and wash handbasin.

## First Floor

### **Bedroom One**

8' 10" x 8' 11" ( 2.69m x 2.72m )

Window to rear. Built in wardrobe. Door to Ensuite.

### **Ensuite**

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

### **Bedroom Two**

8' 2" x 11' 11" to wardrobe ( 2.49m x 3.63m to wardrobe )

Window to front. Built in wardrobe.

### **Bathroom**

Three piece suite comprising low level WC wash hand basin and panelled bath. Window to side.

## Outside

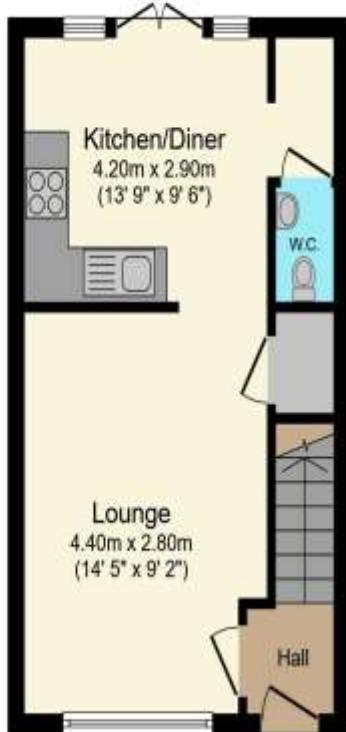
### **Rear Garden**

Low maintenance and mainly to decking. Fully enclosed.

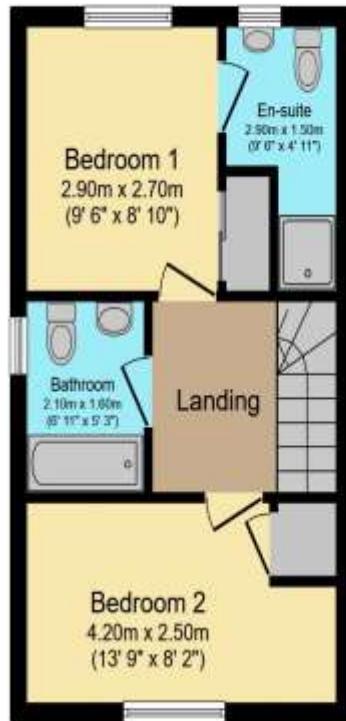
### **Parking**

Two allocated parking spaces.





**Ground Floor**



**First Floor**

Total floor area 62.2 m<sup>2</sup> (669 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](http://www.propertybox.io)

**Connells**

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59 Market Place  
CHIPPENHAM SN15 3HL

Property Ref: CHM306409 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

**view this property online [connells.co.uk/Property/CHM306409](http://connells.co.uk/Property/CHM306409)**



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