

for sale

£450,000



St. Margarets Gardens Chippenham SN15 2BU

A six bedroom detached Family Home with Lounge, Dining Room, Kitchen and Cloakroom to the Ground Floor plus a useful utility area located to the rear of the single garage. Front and rear gardens. Versatile accommodation. Popular location.



St. Margarets Gardens Chippenham SN15 2BU

Ground Floor

Entrance Hall

Entrance door to front. Stairs to First Floor. Doors to Lounge, Dining Room, Kitchen and Cloakroom.

Lounge

Window to front. TV point. Laminate flooring.

Dining Room.

Window to rear.

Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Plumbing for washing machine. Tiled flooring. Door and window to rear.

Cloakroom

Suite comprising low level WC and wash hand basin.



First Floor

Landing

Stairs from Ground Floor. Doors to all rooms. Two built in cupboards.

Bedroom One

Window to front. Built in wardrobe.

Bedroom Two

Window to rear.

Bedroom Three

Window to rear. Built in wardrobe.

Bedroom Four

Window to front.

Bedroom Five

Window to rear. Built in cupboard.

Bedroom Six

Window to front.

Bathroom

Suite comprising low level WC, wash hand basin and bath. Window to side.

Outside

Front

Laid to lawn. Driveway leading to the Single garage.

Single Garage

With up and over door. To the rear of the garage there is a utility area. Door to rear garden.

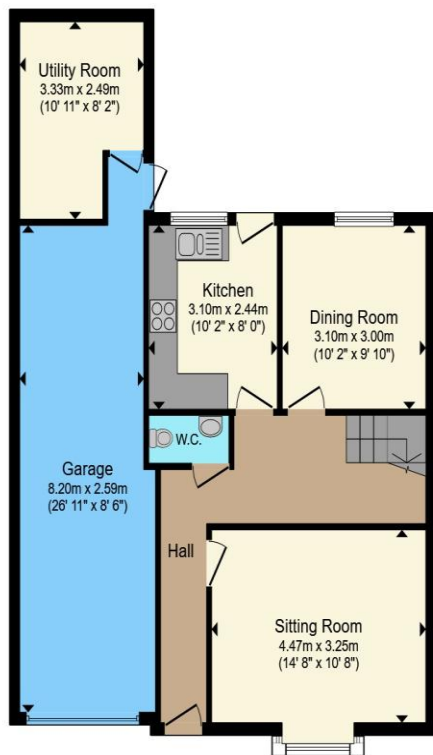
Rear Garden

Fully enclosed. Patio area. Lawn area. Mature trees and shrubs. Unoverlooked.

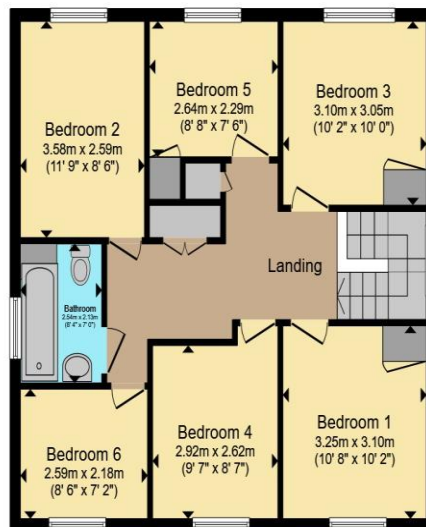
Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is 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.





Ground Floor



First Floor

Total floor area 150.9 m² (1,624 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



To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306668 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online
connells.co.uk/Property/CHM306668



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk