



24 The Ridings, Chippenham, SN14 6JG

GOODMAN WARREN BECK

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£250,000

A three bedroom end of terrace house located in the sought after village of Kington St Michael. The property is in need of complete renovation but offers scope to create a lovely family home. The accommodation comprises of Entrance porch, kitchen, sitting room and a lean to on the ground floor and three bedrooms - bedrooms one and three are currently opened up to each other, but could easily be reinstated, and a shower room on the first floor. In addition the property has a single garage and driveway parking and gardens to the front and rear.

Situation

The property is situated in the sought after village of Kington St Michael, which lies north of the market town of Chippenham, offering easy access to the M4. Kington St Michael is a small, thriving village with a community feel. There are a number of amenities to include a primary school, The Jolly Huntsman B&B, Social Club, Kington Cafe and St Michael & All Angels parish church. Further details about the village can be found on the village website - <https://www.kingtonstmichael.com>

The nearby market town of Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, secondary schooling, town centre with independent and chain retailers, cinema, leisure centre and out of town shopping, as well as a range of other amenities. The picturesque town of Malmesbury is approximately 15 minutes drive away and offers a bustling High Street with a mix of independent and chain retailers, highly regarded schooling and a leisure centre.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Hall

Coats hanging area. Obscure multi-glazed door to:

Kitchen/Dining Room

Two double glazed windows to front. Electric heater. Drawer and cupboards base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer sink unit with mixer tap. Coving. Obscure multi-glazed double doors to:

Garage

Personal door leading to rear garden. Up and over door. Driveway parking in front of the garage.

Directions

Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. Proceed to the far end of the village and turn left into The Ridings and the property can be found on the left hand side.

Sitting Room

Double glazed door to side. Double glazed window to rear. Stairs to first floor. Electric heater. Coving. Double glazed sliding patio doors to:

Lean To

Glazed with sliding doors to side.

First Floor Landing

Cupboard housing hot water tank and immersion heater. Doors to:

Bedroom One

Double glazed window to rear. Built-in double wardrobe. Opening through to Bedroom Three.

Bedroom Two

Double glazed window to front.

Bedroom Three

Double glazed window to side and rear.

Shower Room

Obscure double glazed window to front. Electric heater. Fully tiled shower cubicle. Vanity wash basin. Low level WC. Tiling to principal areas.

Outside

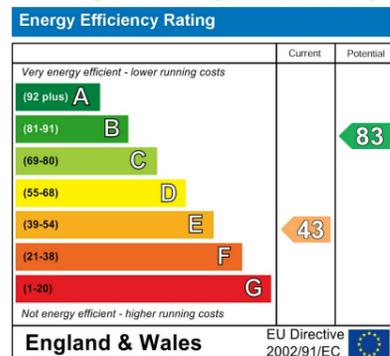
Front Garden

Laid to lawn with path to front door.

Rear Garden

Areas of hardstanding and lawn. Gated access to driveway. Gated access for a vehicle leading to an additional driveway.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

