



55 Hill Rise, Chippenham, SN15 1AY

£299,950

A NEWLY RENOVATED, end of terrace home with extremely generous rear garden offered for sale with NO ONWARD CHAIN. Internally comprising; entrance hallway, lounge, kitchen/dining room with brand new kitchen and appliances, utility/store, three bedrooms and new bathroom suite. Convenient access to local schools and shops it makes an ideal family home.

Entrance Hall



Double glazed front door, radiator, stairs to the first floor and doors to the lounge and kitchen/dining room.

Lounge

Double glazed window to the front and radiator.

Kitchen/Dining Room

Two double glazed windows to the rear, door to the utility/store, Vinyl flooring, range of newly installed floor and wall mounted units, electric oven, electric hob, extractor fan, space for fridge/freezer, sink and drainer.

Utility/Store

Double windows and door to the front, windows and door to the rear leading in to the garden, power and light.

Landing

Doors to the bedrooms and bathroom along with access to the loft space.

Bedroom One



Double glazed window to the rear and radiator.

Bedroom Two



Double glazed window to the front and radiator.

Bedroom Three



Double glazed window to the front and radiator. Box from the stairs.

Bathroom

Double glazed window to the rear, tiled floor and walls, wash hand basin, toilet and bath with shower screen and shower over.

Rear Garden

Particularly generous plot with shrubs and plants, laid primarily to lawn.

Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

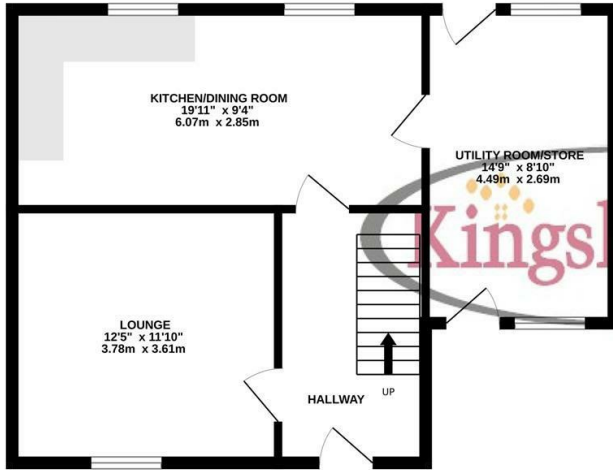
We are advised by the .gov website that the property is band A.

Agents Notes

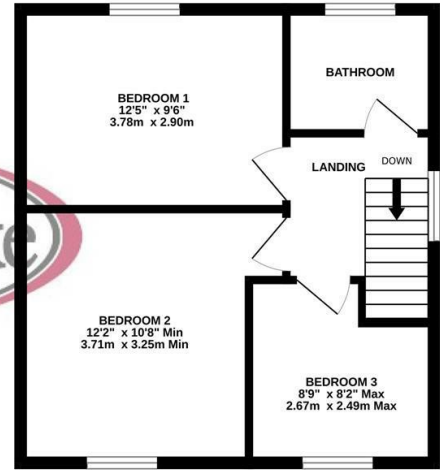
The property was originally of Woolaway construction (PRC) which can affect the ability to lend against the home. The current owner has carried out works to re construct the home to allow a mortgage to be taken. We hold copy of the PRC conversion Certificate.

Floor Plan

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



3 BEDROOM SEMI DETACHED HOUSE

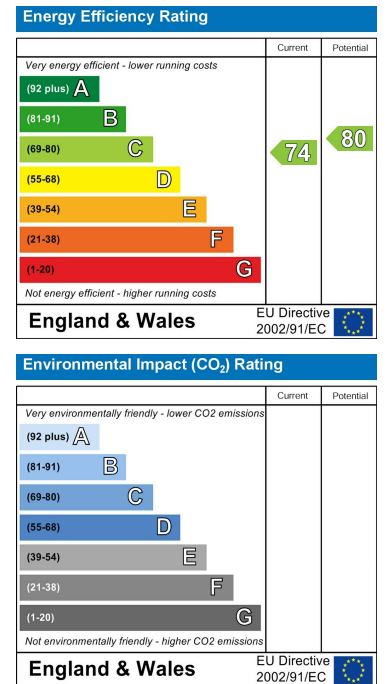
TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

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.
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Area Map



Energy Efficiency Graph



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