



**17 Wheatfield Avenue, Chippenham, SN14 0FX**  
**£275,000**

Located on the Western outskirts of Chippenham, offering excellent road links to both the town centre and the M4 motorway, a recently built two bedroom with ensuite terrace home. To the rear of the property there is an enclosed garden with lawn and patio, to the front there is allocated parking for two cars. The property benefits from double glazing and gas central heating, an excellent opportunity for First Time Buyer.

## **Entrance Hallway**

Front door leads into entrance hallway, radiator with decorative screen.

## **Living Room 14'07" x 10'05" (4.45m x 3.18m)**



Double glazed window, two radiators, under stairs cupboard.



## **Kitchen / Diner 10'06" x 9'08" (3.20m x 2.95m)**



Double glazed French doors to garden, double glazed glass slips to either side, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset gas hob with cooker hood, fitted electric oven, radiator, integrated fridge / freezer and dishwasher, opening to utility area and cloakroom.

## **Utility**

Work top with plumbing and space for washing machine, gas boiler, door to cloakroom.

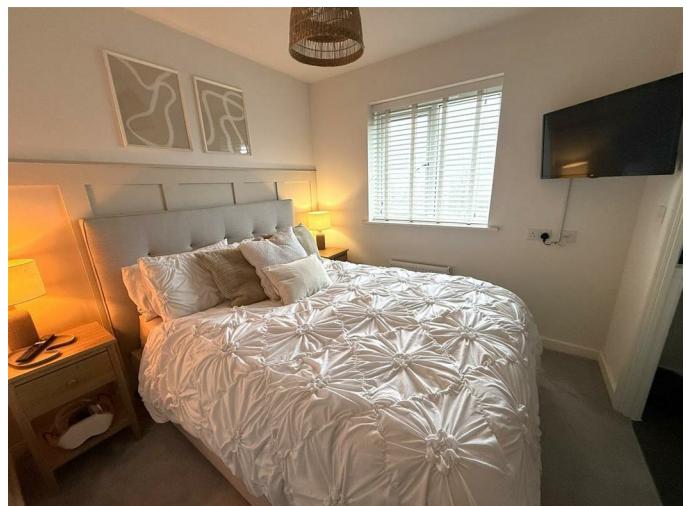
## **Cloakroom**

W.C, hand basin, radiator.

## **Landing**

Doors to both bedrooms and bathroom, access to loft.

## **Bedroom One 11'01" x 9'09 max (3.38m x 2.97m max)**



Double glazed window, radiator, door to en suite.

## **En Suite**

Shower, W.C. hand basin, radiator.

**Bedroom Two 13'10" x 8'02" max (4.22m x 2.49m max)**



Double glazed window, radiator, built in linen cupboard.

**Bathroom**



Panelled bath with mixer/spray shower, hand basin, W.C, radiator.

**Outside**

**Front**

Two allocated parking spaces.

**Rear**



To the rear there is an enclosed garden with patio and gated rear access.

**Tenure**

GOV.UK advise Freehold.

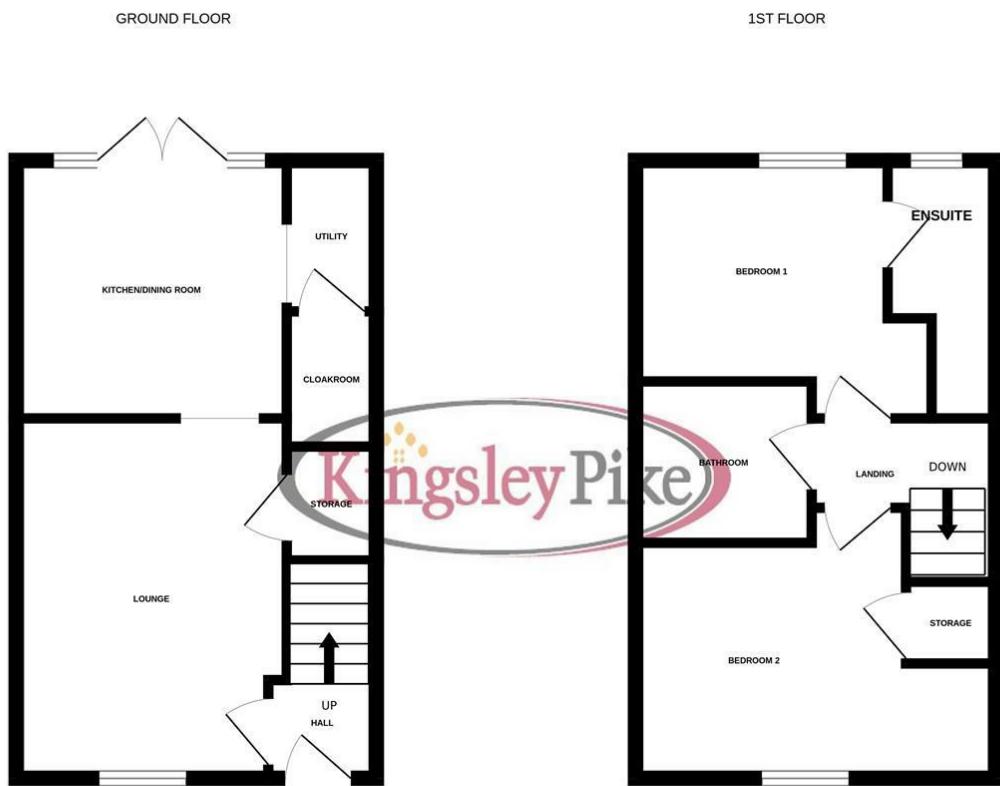
**Council Tax Band**

GOV.UK advise Band C.

**Development Charge**

Approx. £180.00 / Year.

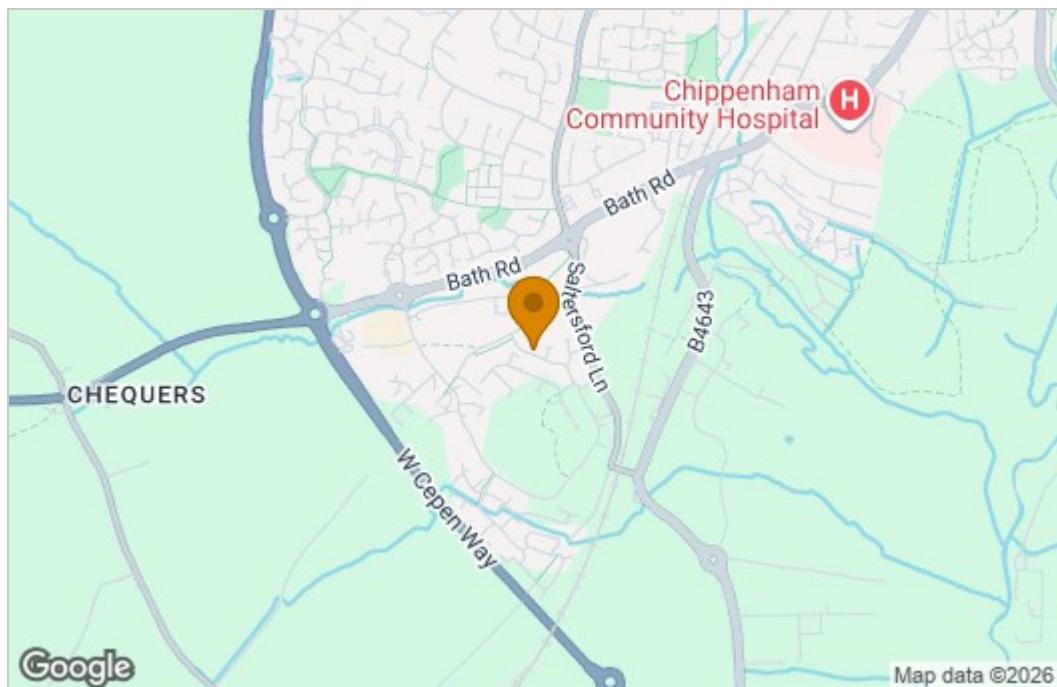
## Floor Plan



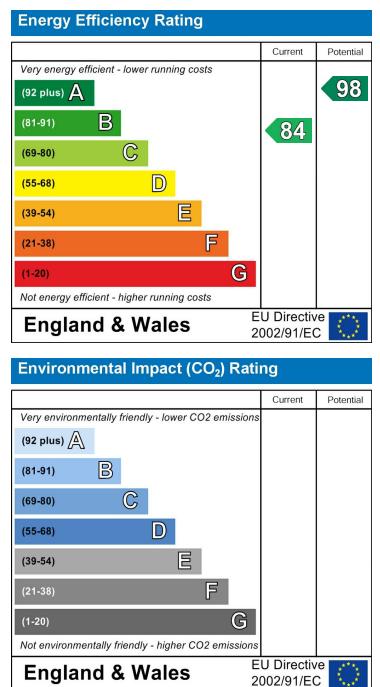
2 BEDROOM TERRACE HOUSE

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 equipment 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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