







61 Gainey Gardens, Chippenham, SN15 1UG

Offers Over £300,000

NO ONWARD CHAIN Located on the Northern side of Chippenham and situated on the new development of Birds Marsh View a three bedroom modern semi detached house presented in good order with accommodation arranged on three floors. To the rear is an enclosed garden laid mainly to lawn with gated side access to the side and driveway which provides off road parking. Good access out to both the M4 motorway and the town centre with main line rail link to London Paddington.

Porch
Front door leads into porch, radiator.

Cloakroom



W.C, hand basin, radiator.

Living Room 14'08" x 11'11" (4.47m x 3.63m)



Double glazed window, radiator, under stairs cupboard.

Kitchen / Diner 11'10" x 7'08" (3.61m x 2.34m)



Double glazed window, work tops with a range of cupboards and drawers , inset sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, gas boiler, French doors to garden, radiator.



Landing
Doors to bedroom two and three and bathroom.

Bedroom Two 11'10" x 10'06" (3.61m x 3.20m)



Two double glazed windows, radiator.

Bedroom Three 11'11" x 8'11" (3.63m x 2.72m)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath, hand basin, W.C, radiator.

Second Floor

Bedroom One 16'11" x 8'05" (5.16m x 2.57m)



Double glazed window, radiator.

En Suite



Double glazed window, panelled bath, hand basin, W.C. radiator.

Outside

Rear



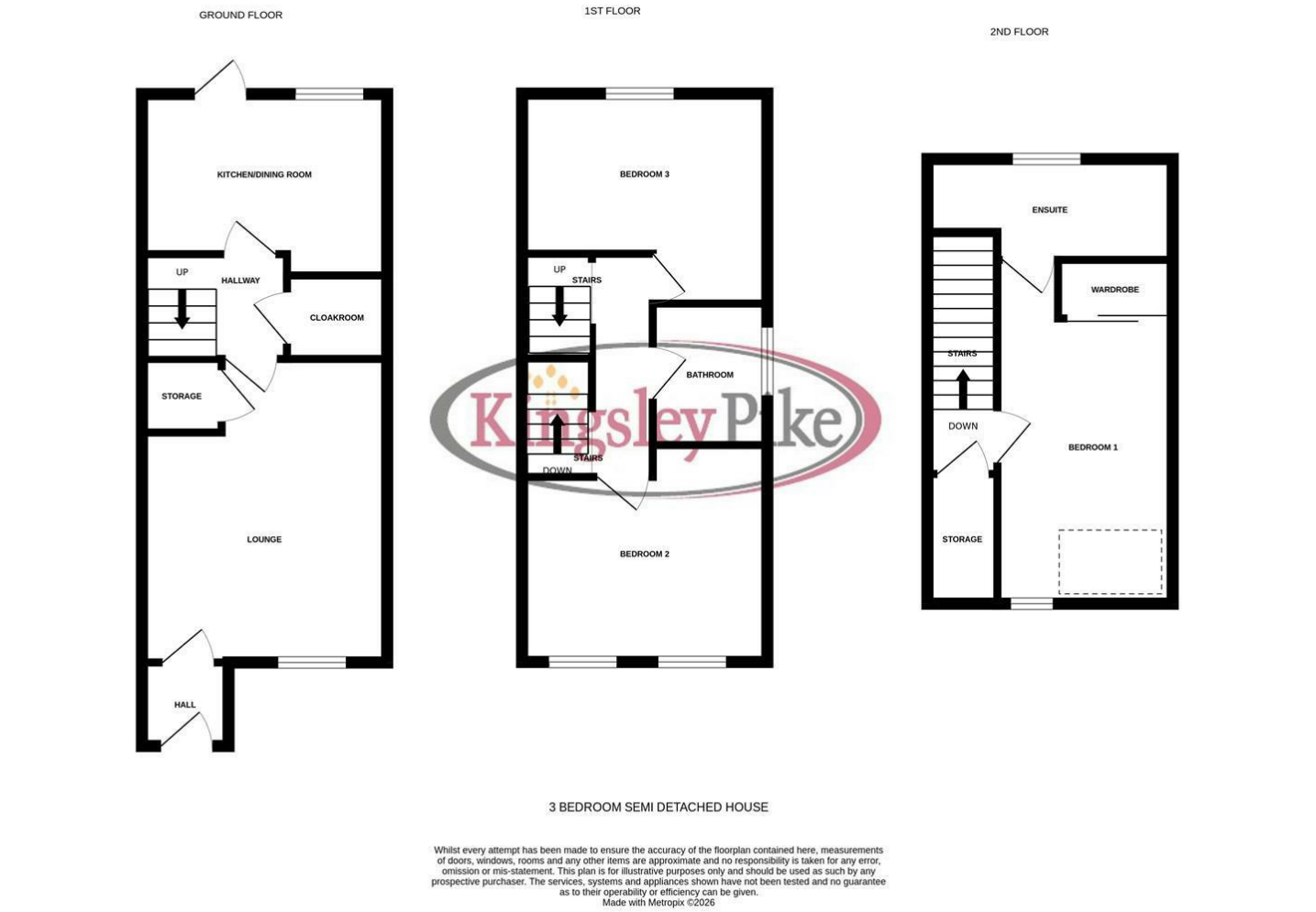
Enclosed garden laid mainly to lawn with gated side access to the driveway providing off road parking.

Tenure
GOV.UK advise Freehold.

Council Tax Band
GOV.UK advise Band D.

Development Charge
£180.00. / Year

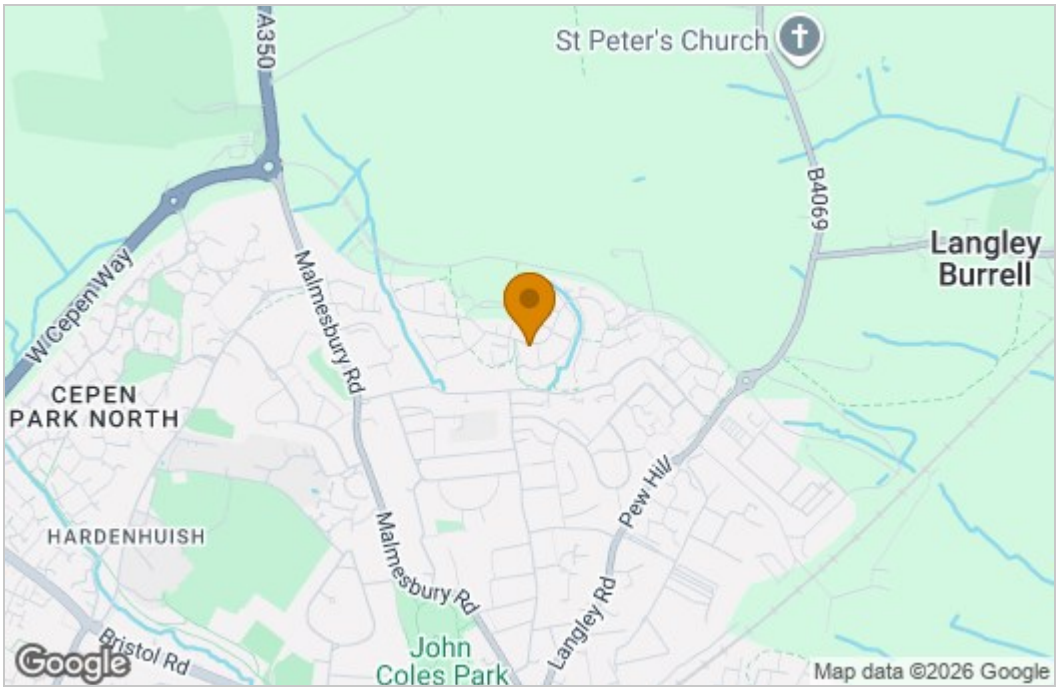
Floor Plan



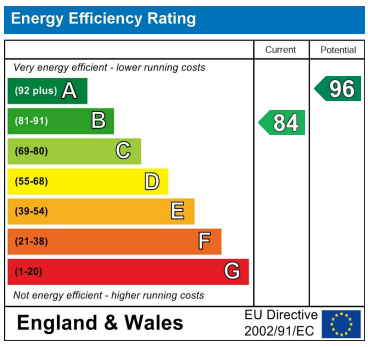
3 BEDROOM SEMI DETACHED HOUSE

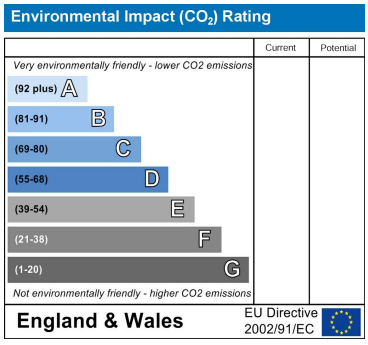
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and 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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