Connells

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for sale

£325,000

Rose Drive Chippenham SN15 1GD

A modern End Terraced House presented in IMMACTULATE order throughout and comprising Hallway, Cloakroom, Lounge, and Kitchen/Diner to the Ground floor with Three Bedrooms, Ensuite and Family Bathroom to the First Floor. Rear Garden. Two allocated parking spaces to the front of the property.

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The Property Ombudsman

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Rose Drive Chippenham SN15 1GD

Accommodation

Ground Floor

Entrance Hall

Entrance door to front. Door to Cloakroom. Door to Lounge.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan. Radiator.

Lounge

17' x 15' (5.18m x 4.57m)
Window to front. Radiator. Door to inner lobby. Under stairs storage cupboard.

Inner Lobby

Stairs to First Floor. Door to Kitchen/Diner.

Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and hob with cooker hood over. Plumbing for washing machine. Window to rear. French doors to rear. Radiator.

First Floor

Landing

Stairs from Ground Floor. Airing cupboard.

Bedroom One

10' 7" x 8' 8" including wardrobe (3.23m x 2.64m including wardrobe)
Two windows to rear. Radiator. Built in wardrobe. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Window to side. Radiator.

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.62m)
Window to front Built in wardrobe. Radiator.

Bedroom Three

7' 5" x 7' 2" (2.26m x 2.18m)
Window to front. Radiator.

Bathroom

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

Outside

Front

Shrub borders.

Rear Garden

Fully enclosed. Laid to lawn.

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 can not be refunded, even if the property purchase does not go ahead.

Ground Floor **First Floor**

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.focalagent.com

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: CHM306652 - 0010

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online
connells.co.uk/Property/CHM306652

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.

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