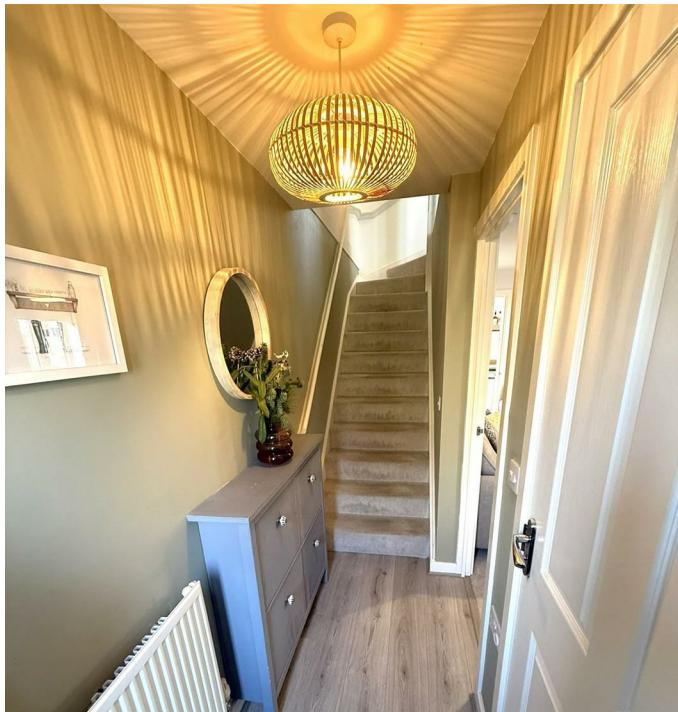




**35 Hickory Way, Chippenham, SN15 1FP**  
**£265,000**

Located in the new development of Birds Marsh View, a well presented two bedroom semi detached house. The accommodation on offer briefly comprises: Hallway, cloakroom, living room and kitchen / breakfast room, to the first floor there are two bedrooms and bathroom. To the rear there is an enclosed garden and to the side there is parking. An ideal first time buy or investment.

## Entrance Hallway



Front door leads into entrance hallway, stair case to first floor, radiator.

## Cloakroom



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

## Living Room 15'01" x 9'07" (4.60m x 2.92m)



Dual aspect double glazed windows, radiator, under stairs cupboard.



## Fitted Kitchen / Breakfast 12'09" x 8'0" (3.89m x 2.44m)



Double glazed window, double glazed French doors to garden, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with

cooker hood, fitted electric oven, space for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler.

### Landing

Doors to both bedrooms and bathroom, access to loft.

### Bedroom One 12'07" x 8'02" (3.84m x 2.49m)



Double glazed window, radiator.

### Bedroom Two 12'09" max x 8'06" (3.89m max x 2.59m)



Two double glazed windows, built in cupboard, radiator.

### Bathroom



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

### Outside



### Rear



Enclosed garden with lawn and raised deck, gated side access to parking.

### Driveway

Driveway providing off road parking.

**Tenure**

GOV.UK advise Freehold.

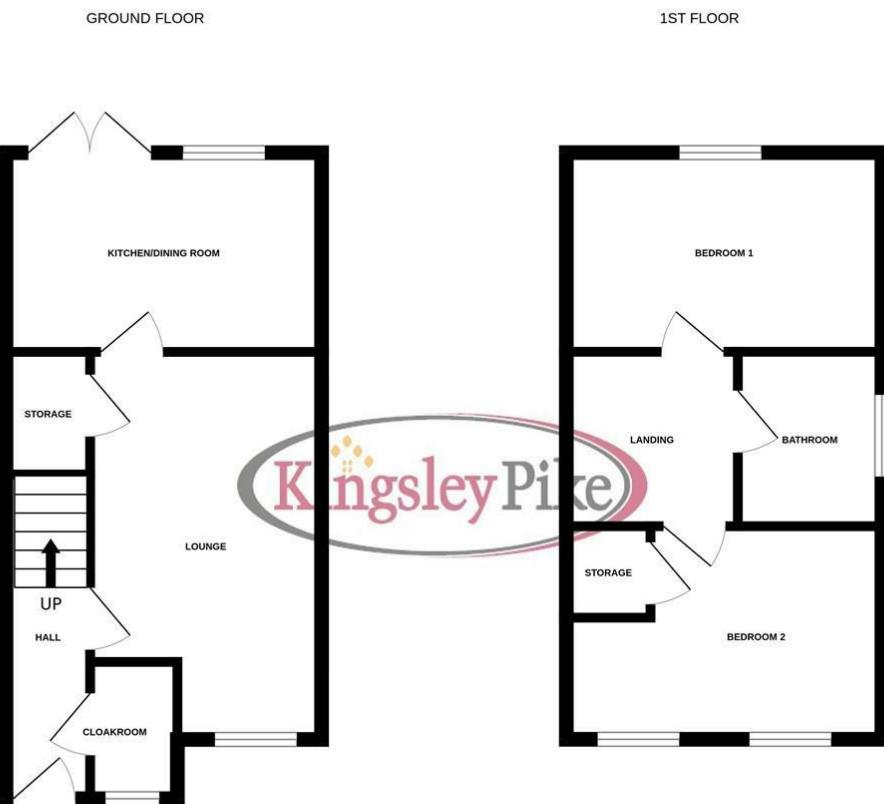
**Council Tax Band**

GOV.UK advise Band C.

**Development Charge**

Development Charge Approx £165.00 / Year

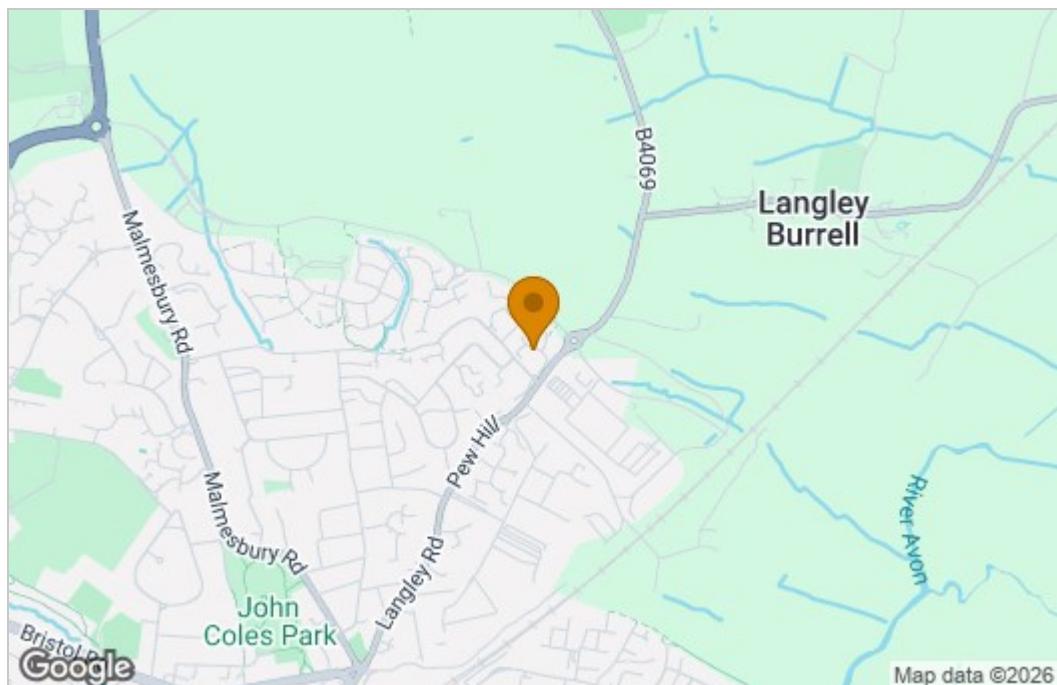
## Floor Plan



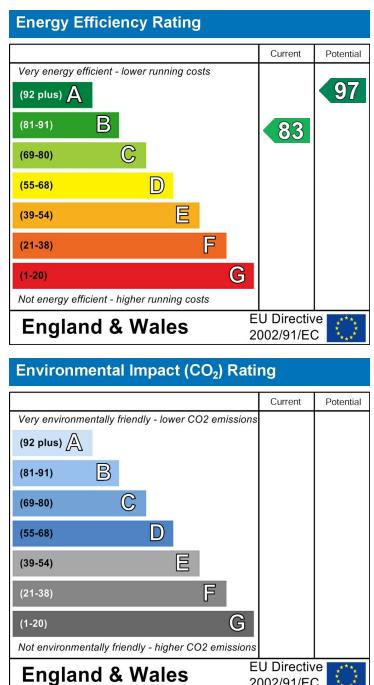
2 BEDROOM SEMI DETACHED HOUSE

Whilst every effort 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 operation or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.