

for sale

offers in excess of **£325,000**



Chestnut Road Sutton Benger Chippenham SN15 4RP

Three bedroom end- terraced family home situated in the village of Sutton Benger benefitting from a private rear garden and a kitchen diner plus a one bedroom self-contained annex to the side of the home. Viewing is strongly recommended to fully appreciate this versatile family home.



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Ground Floor

Entrance Porch

Entrance door to front. Door through to Hallway

Hallway

Window to front. Stairs to First floor. doors to Lounge and Kitchen/Diner.

Lounge

Dual aspect with windows to front and rear. Feature fireplace.

Kitchen/Diner

French doors to rear. Window to rear. 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. Plumbing for washing machine. Space for fridge/freezer. Built in larder cupboard.



First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

Dual aspect with windows to front and rear.

Bedroom Two

Dual aspect with windows to rear and side.

Bedroom Three

Window to rear.

Bathroom

Three piece suite comprising low level WC, wash hand basin and panelled bath. Window to side.

Outside

Annex

The annex is attached but independent from the main house with its own entrance at the front which leads to a fully equipped kitchen and a separate shower room. The main area of the annex is built in a conservatory style and divided into two and offers a sitting Room and bedroom.

Front Garden

Mainly laid to lawn with mature shrub borders and a driveway providing ample off road parking.

Rear Garden

The large rear garden is fully enclosed with lawn areas and mature trees and shrubs and the garden extends to the side of the property also.

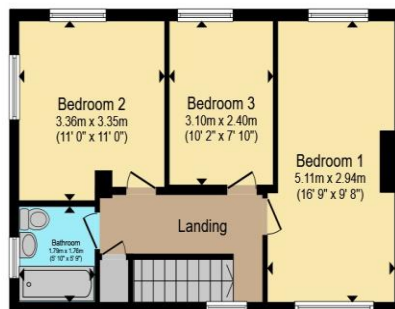
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 144.2 m² (1,552 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Property Ref: CHM306508 - 0007

Tenure: Freehold EPC Rating: F

Council Tax Band: B

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