



56 Andrews Close, Chippenham, SN14 0TX

Offers Over £325,000

****EXTENDED HOME IN CUL DE SAC POSITION**** - A well presented and extended semi detached home situated on the Western side of Chippenham offering excellent road links to both the M4 motorway and the town centre, the property is also within easy reach of the town centre, local Primary and Secondary Schools. On the ground floor the entrance hall gives access to the Living, cloakroom and generous Kitchen/dining room with access to the garden and space for a family sized dining table. On the first floor the main bedroom measures 17'04" x 11'03" there are two further bedrooms and a bathroom with separate shower cubicle. To the rear a well cared for garden with access to the single garage and store. There is driveway parking to the side and a further space to the front.
VIEWING ADVISED.

Entrance Hall



Double glazed front door, double glazed window to the side, radiator, laminate flooring, storage cupboard (including plumbing for a washing machine) stairs to the first floor, door to the lounge and door to the kitchen/dining room.

Cloakroom

Toilet, wash hand basin with cupboard under, towel radiator.

Living Room 13'08" x 11'10" (4.17m x 3.61m)



Double glazed window to the front, two radiators, feature fire place with Oak mantle, tiled hearth.

Kitchen/Dining Room 17'10" x 14'09" maximum (5.44m x 4.50m maximum)



Double glazed window to the rear, double glazed door to the side, double glazed French doors to the rear, tiled flooring, space for a family table and chairs, two radiators, range of floor and wall mounted units with Minerva work surfaces, inset sink and drainer, under cabinet lighting, integral dishwasher, space for an American style fridge freezer, inset Rangemaster Classic oven and grill with extractor fan.



Landing

Loft access, doors to all bedrooms.

Bedroom One 17'04" x 11'03" (5.28m x 3.43m)



Double glazed window to the rear and radiator, built in cupboard.

Bedroom Two 11'02" x 8'03" (3.40m x 2.51m)



Double glazed window to the front, radiator and wardrobe.

Bedroom Three 8'03" x 6'01" (2.51m x 1.85m)



Double glazed window to the front, radiator and wall mounted gas fired boiler.

Bathroom 8'06" x 6'04" (2.59m x 1.93m)



Double glazed window to the rear, towel radiator, wash hand basin, vanity storage, toilet, bath, separate shower cubicle.

Rear Garden



We are advised via the .gov website that the property is band C

Laid to areas of patio and lawn with raised beds, gated side access and door in to the rear of the garage.

Garage and Store



Up and over door to the front, power, light and opening in to the rear store section with personal door leading in to the garden.

Driveway

Paved driveway to the side of the property suitable for two cars with a further area of shingle stone to the front.

Tenure

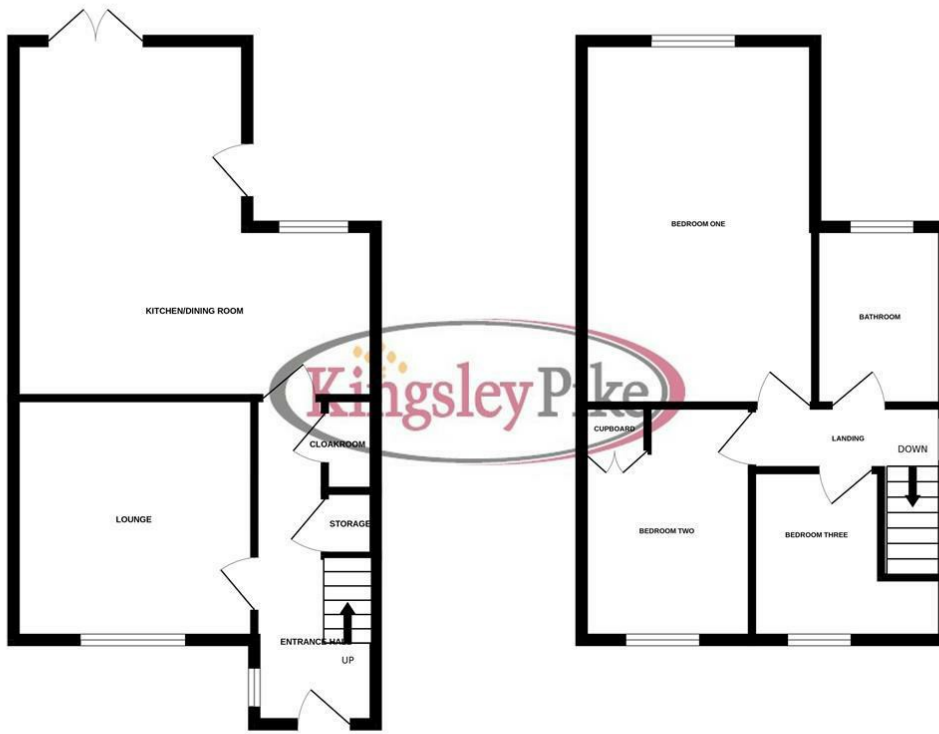
We are advised via the .gov website that the property is Freehold

Council Tax

Floor Plan

GROUND FLOOR

FIRST FLOOR



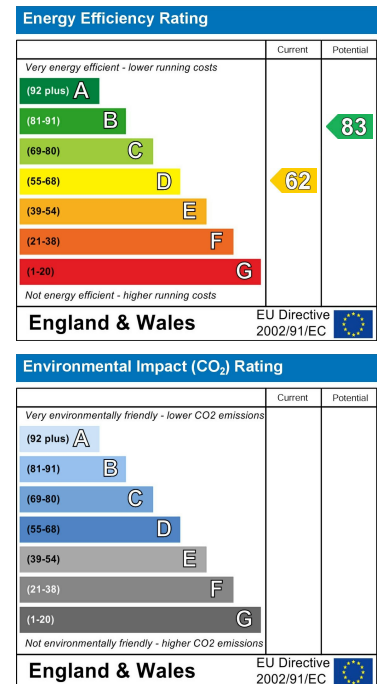
3 BEDROOM SEMI DETACHED

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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