







## 5 Hare's Patch, Chippenham, SN14 6YN

## Offers Over £325,000

***GARDEN ROOM*** ***GARAGE*** ***SOLAR PANELS*** Located on the sought after development of Cepen Park North with excellent road links to both the M4 motorway and the town centre, a well presented three bedroom semi detached house with garden room. To the rear of the property there is an enclosed garden with lawn and well stocked flower beds, to the front there is a driveway providing off road parking and access to the garage.

## Entrance Porch
Front door leads into porch with double glazed windows and further door into entrance lobby.

## Entrance Lobby
Doors to cloakroom and living room, radiator.

## Living Room 14'10 x 11'7" (4.52m x 3.53m)



Double glazed window, feature log burner and radiator.





## Dining Room 13'0" x 7'3" (3.96m x 2.21m)



Stairs to first floor, door to kitchen and door to garden room, radiator.

## Fitted Kitchen 12'04" x 7'0" (3.76m x 2.13m)



Double glazed window, granite work tops with a range of cupboards and drawers, inset ceramic sink, integrated dishwasher and fridge/freezer, integrated five burner gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, radiator, gas boiler.



## Garden Room 14'0" x 11'8" (4.27m x 3.56m)



Double glazed French doors to garden, radiator.

## First Floor

## Bedroom One 15'9" x 8'10" (4.80m x 2.69m)



Double glazed window, radiator, built in wardrobe and cupboard.

## Bedroom Two 11'6" x 8'3" (3.51m x 2.51m)



Double glazed window, radiator, built in wardrobe.

## Bedroom Three 8'06" x 5'09" (2.59m x 1.75m)



Double glazed window, radiator.

## Bathroom



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

## Outside

## Front
To the front there is a driveway providing off road parking and access to the garage.

## Rear



To the rear there is an enclosed garden with lawn and well stocked flower borders, gated side access, power and outside tap.





## Garage

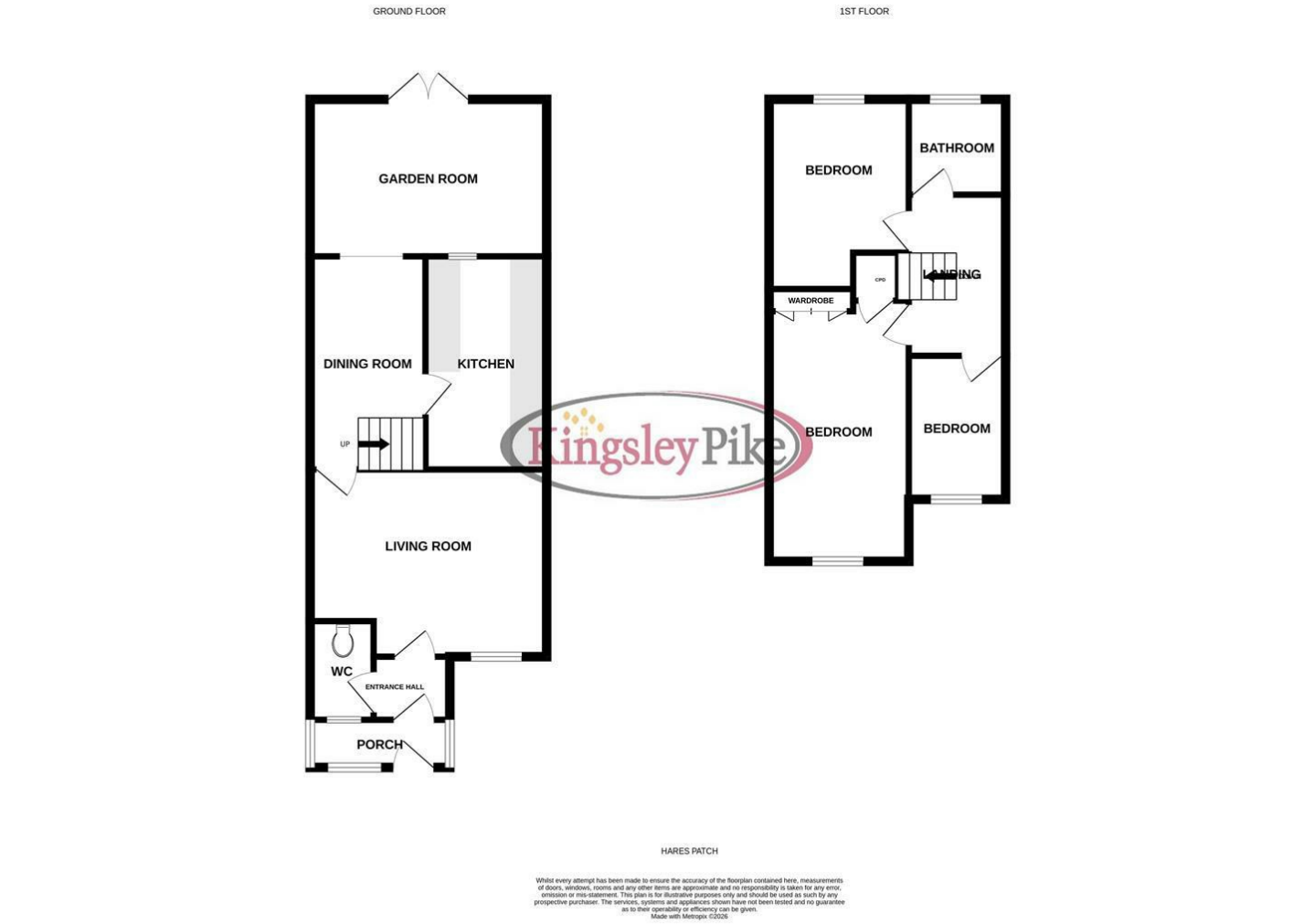


There is a single garage with power and light.

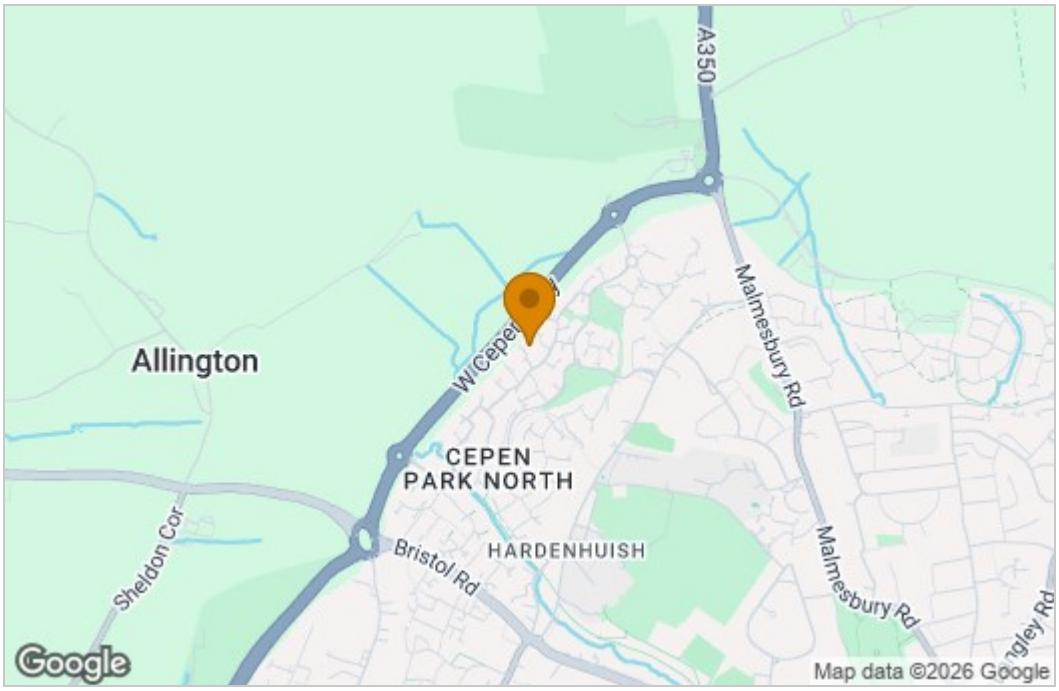
## Tenure
GOV.UK advise Freehold

## Council Tax Band
GOV.UK advise Band D.

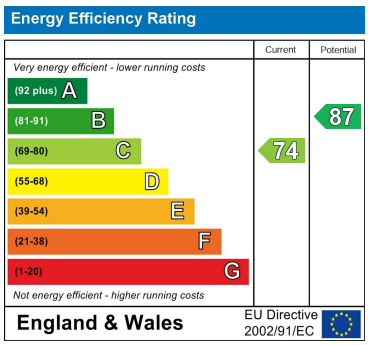
# Floor Plan

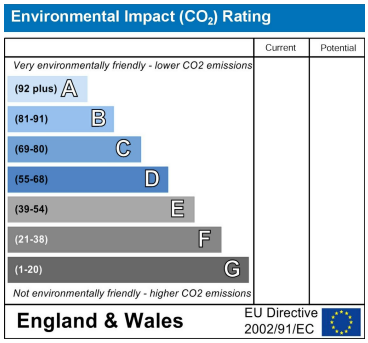



# Area Map




# Energy Efficiency Graph

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