







## 17 Wheatfield Avenue, Chippenham, SN14 0FX

## £269,950

Located on the Western outskirts of Chippenham, offering excellent road links to both the town centre and the M4 motorway, a recently built two bedroom with ensuite terrace home. To the rear of the property there is an enclosed garden with lawn and patio, to the front there is allocated parking for two cars. The property benefits from double glazing and gas central heating, an excellent opportunity for First Time Buyer.

## Entrance Hallway
Front door leads into entrance hallway, radiator with decorative screen.

## Living Room 14'07" x 10'05" (4.45m x 3.18m)



Double glazed window, two radiators, under stairs cupboard.



## Kitchen / Diner 10'06" x 9'08" (3.20m x 2.95m)



Double glazed French doors to garden, double glazed glazed slips to either side, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset gas hob with cooker hood, fitted electric oven, radiator, integrated fridge / freezer and dishwasher, opening to utility area and cloakroom.

## Utility
Work top with plumbing and space for washing machine, gas boiler, door to cloakroom.

## Cloakroom
W.C, hand basin, radiator.

## Landing
Doors to both bedrooms and bathroom, access to loft.

## Bedroom One 11'01" x 9'09 max (3.38m x 2.97m max)



Double glazed window, radiator, door to en suite.

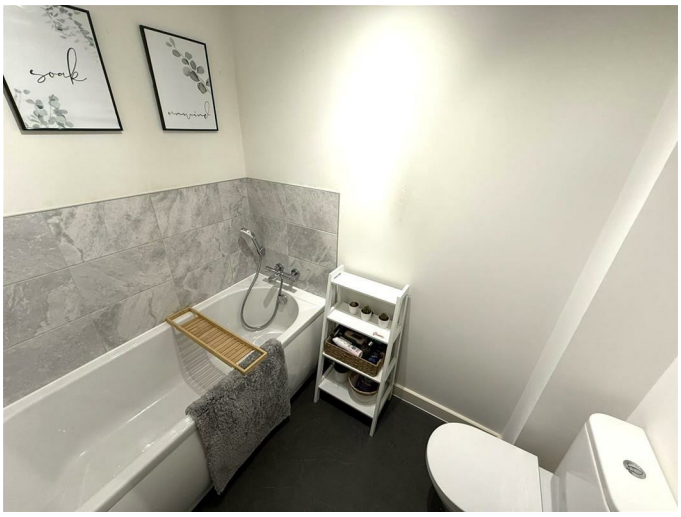
## En Suite
Shower, W.C. hand basin, radiator.

## Bedroom Two 13'10" x 8'02" max (4.22m x 2.49m max)



Double glazed window, radiator, built in linen cupboard.

## Bathroom




Panelled bath with mixer/spray shower, hand basin, W.C, radiator.

## Outside

### Front
Two allocated parking spaces.

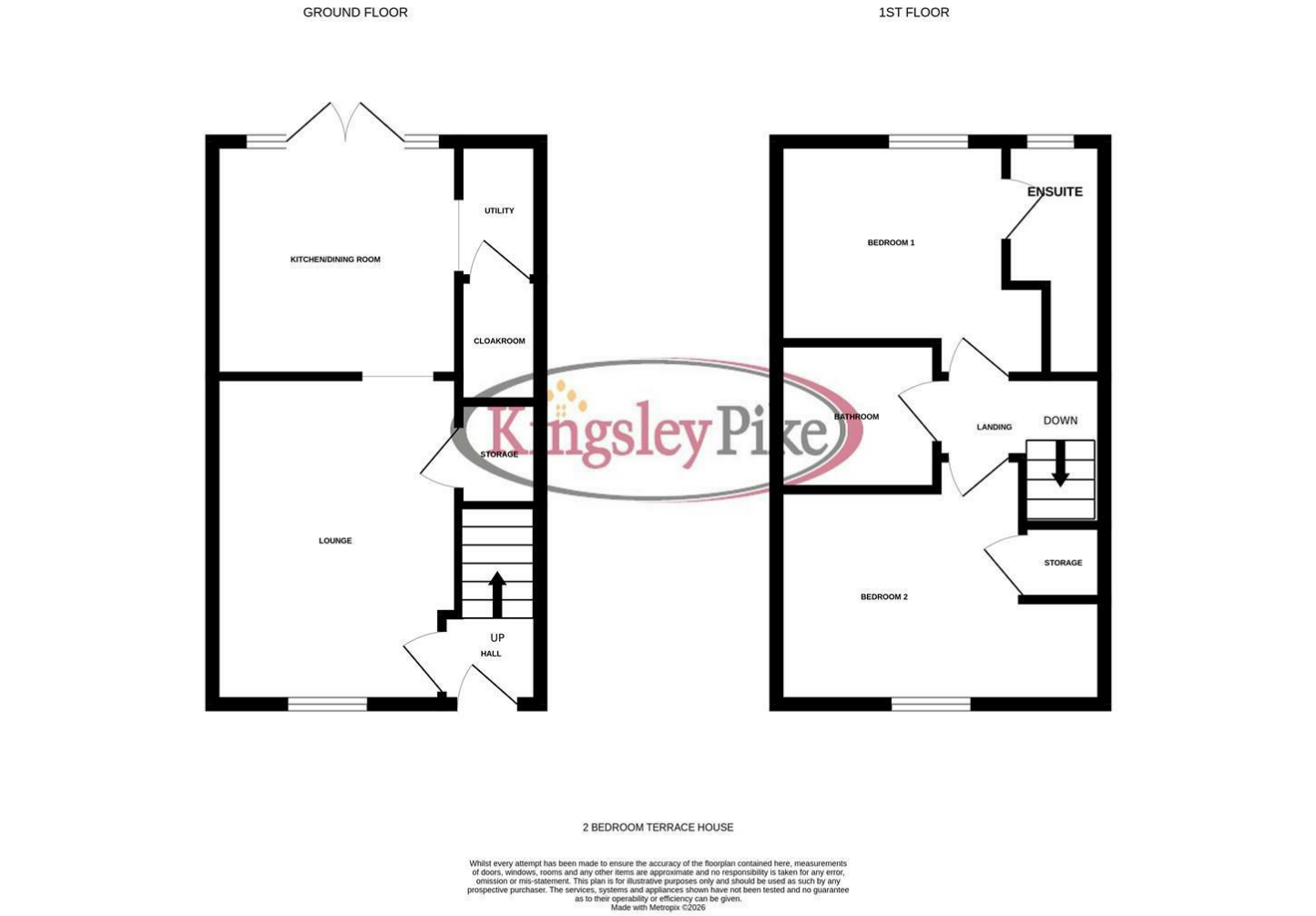
### Rear
To the rear there is an enclosed garden with patio and gated rear access.

### Tenure
GOV.UK advise Freehold.

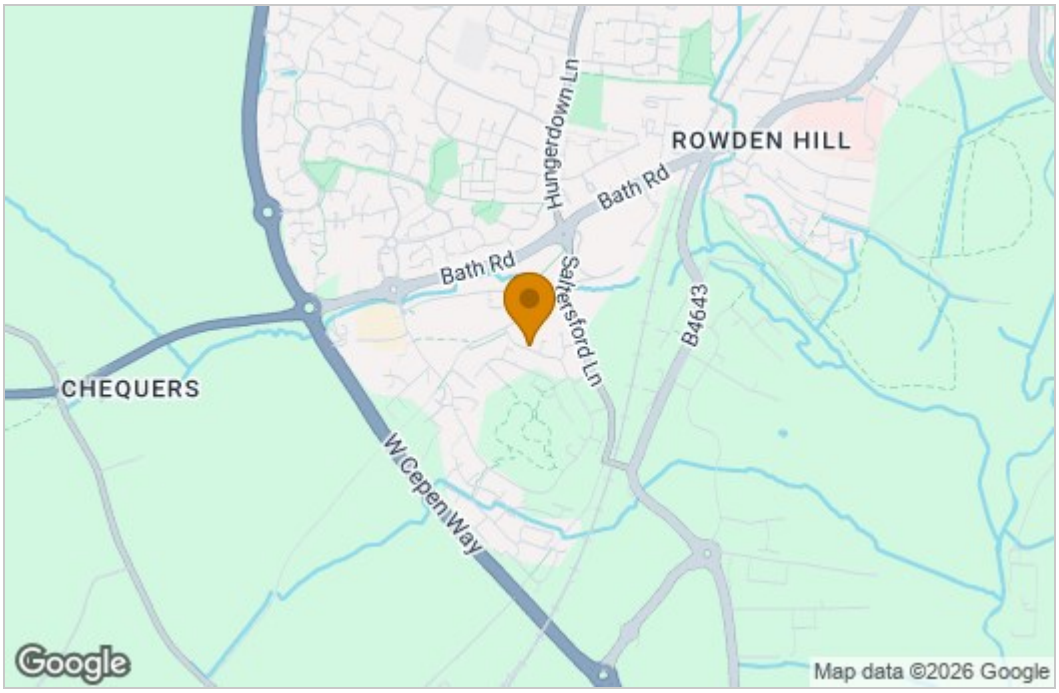
### Council Tax Band
GOV.UK advise Band C.

### Development Charge
Approx. £180.00 / Year.

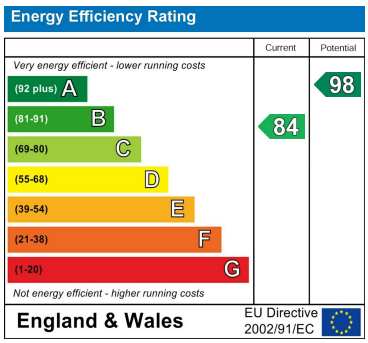
# Floor Plan

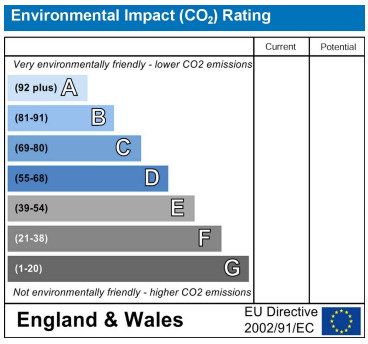



# Area Map




# Energy Efficiency Graph




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