

for sale

£280,000



Holland Close Chippenham SN15 3TR

Well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families or first-time buyers alike. The property offers entrance hall, lounge/diner, kitchen/breakfast room and conservatory, three bedrooms, bathroom and off road parking.



Holland Close Chippenham SN15 3TR

Description

Situated in the highly sought-after Pewsham area of Chippenham, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families or first-time buyers alike.

The ground floor comprises a welcoming entrance hall leading into a bright and comfortable living room, perfect for relaxing. To the rear, there is a separate dining area with direct access into a charming conservatory, providing an additional reception space overlooking the garden and ideal for entertaining or year-round enjoyment. The fitted kitchen offers a range of units with ample worktop space and access to the side.

Upstairs, the property features three well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom.

Externally, the home benefits from off-road parking to the front

and a private enclosed rear garden, mainly laid to lawn with a patio seating area.

Located within easy reach of local amenities, schools, and transport links, including Chippenham town centre and the M4 corridor, this property combines convenience with comfortable living.



Ground Floor

Entrance Hall

Entrance door to front. Stairs to First Floor. Door to Lounge.

Lounge

Window to front. TV point. Patio doors to Conservatory. Door to Kitchen/Breakfast room.

Kitchen/Breakfast Room

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Plumbing for washing machine. Part tiled walls. Further appliance space. Breakfast bar. Window to rear and door to Conservatory.

Conservatory

Glazed construction with French doors to rear.

First Floor

Landing

Stairs from Ground Floor. Window to side.

Bedroom One

Window to front. Built in wardrobes.

Bedroom Two

Window to rear. Built in cupboard.

Bedroom Three

Window to front. Built in cupboard.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath. Window to rear. Part tiled walls.

Outside

Front

Low maintenance and laid to decorative stone. Driveway parking for several vehicles.

Rear Garden

Fully enclosed. Mainly laid to lawn with patio area and wooden garden shed.

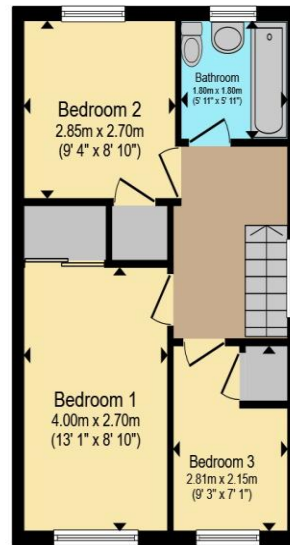
Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is 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 94.0 m² (1,011 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

Connells

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306439 - 0009

Tenure: Freehold EPC Rating: C

Council Tax Band: C

view this property online
connells.co.uk/Property/CHM306439



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk