



24 The Ridings, Chippenham, SN14 6JG

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

£250,000

A three bedroom end of terrace house located in the sought after village of Kington St Michael. The property is in need of complete renovation but offers scope to create a lovely family home. The accommodation comprises of Entrance porch, kitchen, sitting room and a lean to on the ground floor and three bedrooms - bedrooms one and three are currently opened up to each other, but could easily be reinstated, and a shower room on the first floor. In addition the property has a single garage and driveway parking and gardens to the front and rear.

Situation

The property is situated in the sought after village of Kington St Michael, which lies north of the market town of Chippenham, offering easy access to the M4. Kington St Michael is a small, thriving village with a community feel. There are a number of amenities to include a primary school, Social Club, Kington Cafe and St Michael & All Angels parish church. Further details about the village can be found on the village website - <https://www.kingtonstmichael.com>

The nearby market town of Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, secondary schooling, town centre with independent and chain retailers, cinema, leisure centre and out of town shopping, as well as a range of other amenities. The picturesque town of Malmesbury is approximately 15 minutes drive away and offers a bustling High Street with a mix of independent and chain retailers, highly regarded schooling and a leisure centre.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Hall

Coats hanging area. Obscure multi-glazed door to:

Kitchen/Dining Room

Two double glazed windows to front. Electric heater. Drawer and cupboards base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer sink unit with mixer tap. Coving. Obscure multi-glazed double doors to:

Sitting Room

Double glazed door to side. Double glazed window to rear. Stairs to first floor. Electric heater. Coving. Double glazed sliding patio doors to:

Lean To

Glazed with sliding doors to side.

First Floor Landing

Cupboard housing hot water tank and immersion heater. Doors to:

Bedroom One

Double glazed window to rear. Built-in double wardrobe. Opening through to Bedroom Three.

Bedroom Two

Double glazed window to front.

Bedroom Three

Double glazed window to side and rear.

Shower Room

Obscure double glazed window to front. Electric heater. Fully tiled shower cubicle. Vanity wash basin. Low level WC. Tiling to principal areas.

Outside

Front Garden

Laid to lawn with path to front door.

Rear Garden

Areas of hardstanding and lawn. Gated access to driveway. Gated access for a vehicle leading to an additional driveway.

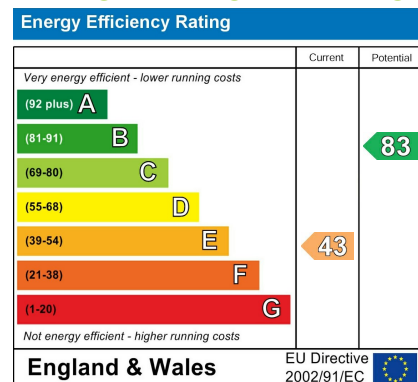
Garage

Personal door leading to rear garden. Up and over door. Driveway parking in front of the garage.

Directions

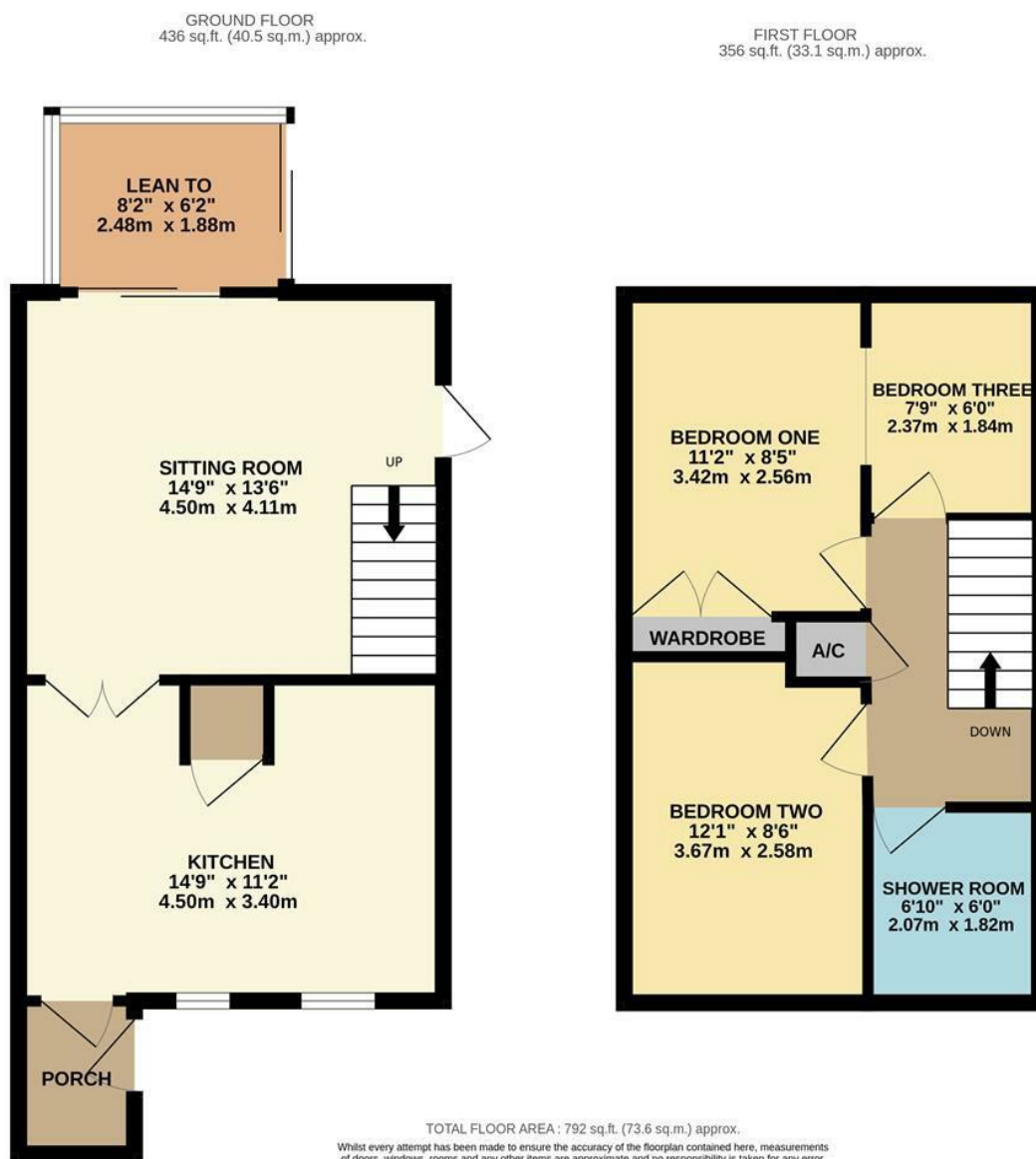
Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. Proceed to the far end of the village and turn left into The Ridings and the property can be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)