

Seymour Road, Chippenham, SN15 3NJ

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welcome to

Seymour Road, Chippenham

A fantastic opportunity to acquire a well-positioned detached family home in the highly sought-after Monkton Park area, offering stunning far-reaching views, generous living space, and beautiful mature gardens, No onward chain.



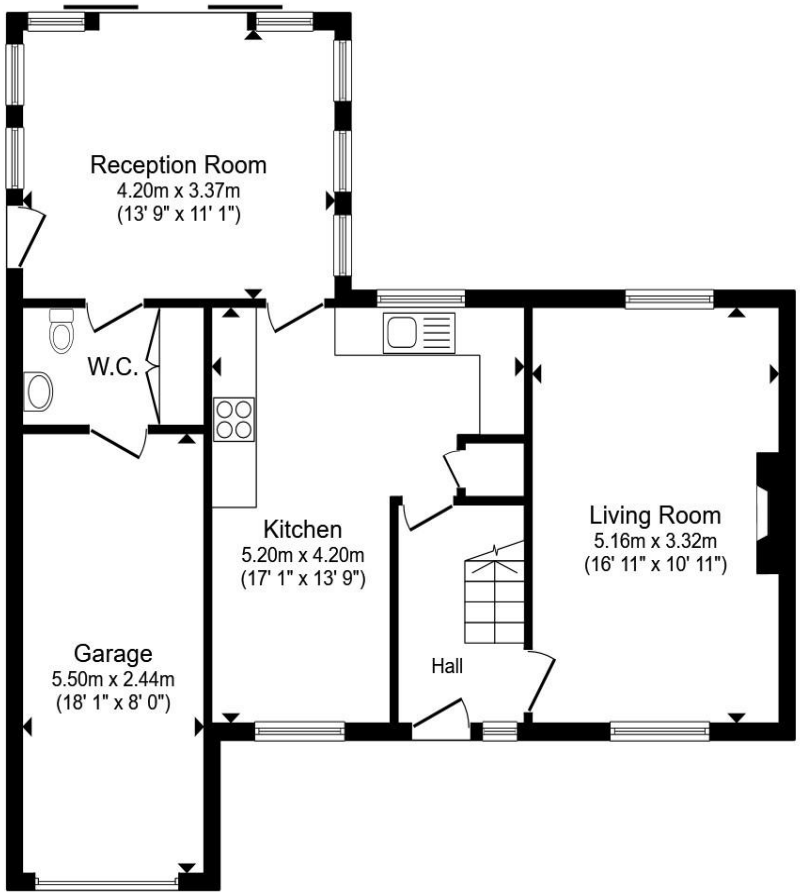




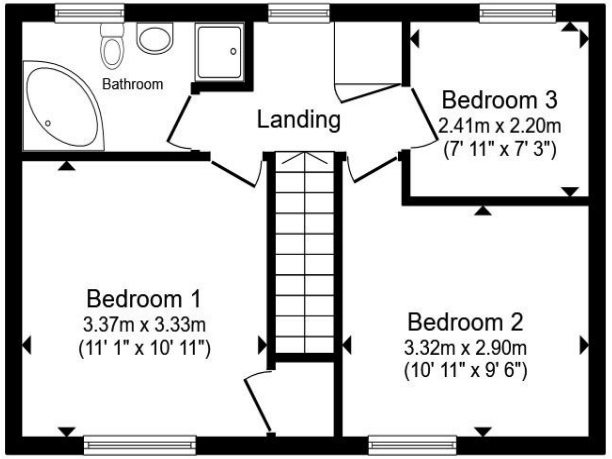








Ground Floor



First Floor

Total floor area 111.6 m² (1,201 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

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Location

Perfectly positioned, the property is within walking distance of Chippenham town centre, offering a wide range of amenities, as well as the mainline railway station and Olympiad Leisure Centre. Junction 17 of the M4 is approximately 4 miles to the north, providing excellent access to Bristol, Bath and Swindon. The area also benefits from scenic walks along the former railway line and River Avon, along with the nearby Monkton Park pitch and putt golf course. Wiltshire College and the local junior school are within easy reach, whilst the town also offers a selection of highly regarded secondary schools.

Entrance Hall
Sitting Room
Kitchen/Dining Room
Cloakroom
Sun Room
Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom/Shower Room
Rear Garden
Outside Store
Front Garden
Garage
Driveway Parking
Additional Side Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer 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.

welcome to

Seymour Road, Chippenham

- Sought-after Monkton Park location with elevated views
- Spacious detached family home with three bedrooms
- Large L-shaped kitchen/dining room with integrated appliances
- Bright dual-aspect sitting room plus generous sun room
- Mature private gardens, garage, ample parking & caravan space

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£375,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111856

The Property Ombudsman

Property Ref:
CHP111856 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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