

for sale

£300,000



Rowden Road CHIPPENHAM SN15 2AU

Two-bedroom semi-detached house offering comfortable living within easy reach of Chippenham town centre and local amenities. The property has been extended to the rear and now comprises Lounge, Study, Cloakroom and Kitchen to the Ground Floor with Two Bedrooms and Shower Room to the First Floor.



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Description

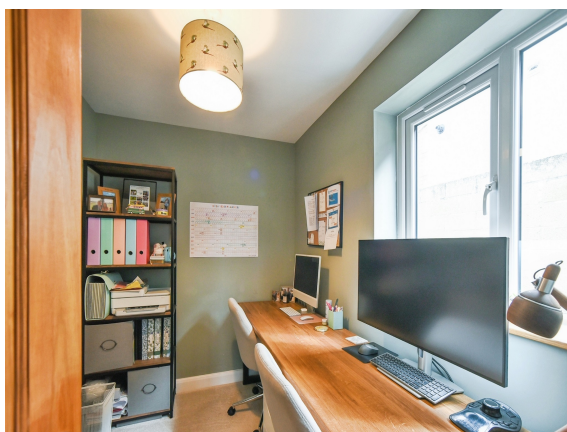
Situated in a popular and well-established residential area, this well-proportioned two-bedroom semi-detached property offers comfortable living within easy reach of Chippenham town centre and local amenities.

The ground floor comprises a welcoming entrance hall leading to a bright living room, with space for both relaxing and entertaining. To the rear, the kitchen/dining area offers good storage and workspace, with direct access to the garden, making it ideal for everyday living.

There is also a useful study and cloakroom. Upstairs, the property features two well-sized bedrooms, including a generous main bedroom and a versatile second bedroom suitable for guests or a child's room. A family shower room completes the first-floor accommodation.

Externally, the property benefits from front and rear gardens, with the rear garden providing a pleasant outdoor space for relaxing or entertaining, also a Garage which is, insulated has double glazed windows with heating and power. The home is conveniently located for local schools, green spaces, and commuter links, with Chippenham railway station and the M4 easily accessible.

This property would make an excellent first-time buy, investment opportunity, or downsizing option in a sought-after part of Chippenham.



Ground Floor

Entrance Hall

Door to Lounge. Stairs to First Floor.

Lounge

Square bay window to front. Storage cupboard with window to side. Doors to Cloakroom, Study and Kitchen.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to side.

Study

Window to side.

Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Space for fridge/freezer. Door and window to rear. Ceiling lantern. Utility area with plumbing for washing machine and space for tumble drier.

First Floor

Landing

Stairs from Ground Floor.

Bedroom One

Window to front.

Bedroom Two

Window to rear.

Shower Room

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Window to rear.

Outside

Front

Driveway Parking and lawn area.

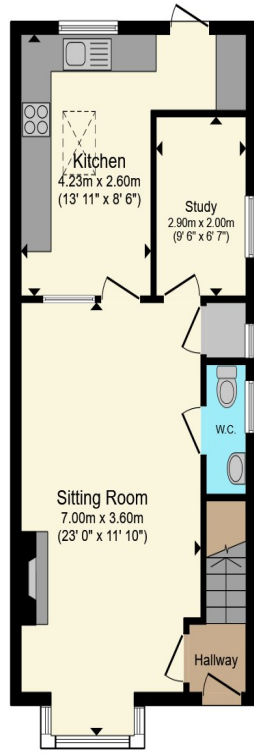
Rear Garden

Fully enclosed. With patio area providing an ideal entertaining space. Lawn area with mature shrub borders. Shed with insulation and power.

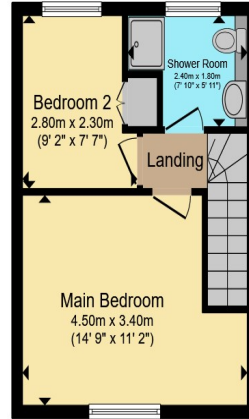
Garage

Single Garage with Timber double doors, it is insulated, Has double glazing also benefitting from heating and power.





Ground Floor



First Floor

Total floor area 77.4 m² (833 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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Property Ref: CHM306561 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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