



Cranwell Close, Chippenham, Wiltshire, SN14 0QG

**michael
antony**

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Three bedroom end terraced property set in the sought after Queens Crescent location. The accommodation comprises: entrance hall, office/study, lounge/diner/kitchen, lean to, three bedrooms and family bathroom. Further benefits include gas central heating, uPVC double glazing throughout, garage and gated parking. **One pet only considered.**

- AVAILABLE NOVEMBER 2026
- CLOSE TO LOCAL GOOD PRIMARY SCHOOLS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE AND GATED PARKING

£1,350 pcm



ENTRANCE HALL

Footpath from front gate leads to the uPVC front door, which in turn leads into the entrance hall, under-stairs storage, stair rising to first floor, door to study, radiator and carpeted.

OFFICE/STUDY

6' 11" x 5' 10" (2.123 plus windowm x 1.801m) Frosted uPVC double glazed window to the side, radiator and carpeted.

LOUNGE

13' 5" x 11' 3" (4.099m x 3.436m) uPVC double glazed window to the front, radiator and laminate flooring.

KITCHEN/DINER

20' 10" x 7' 4" (6.352m x 2.246m) uPVC double glazed window to rear, range of wall and floor units with work surfaces over, electric oven and induction hob with extractor hood over, single sink and drainer, Beko dishwasher, Logik washing machine, Future Freezer, please note the white goods remain in the property on a non-repair/non-replacement basis, radiator and laminate flooring. Door to lean to.

LEAN TO

12' 4" x 4' 9" (3.763m x 1.456m) Window overlooking the rear garden, carpeted and door to rear.

STAIRS/LANDING

Spacious landing with uPVC double glazed window to side, newly carpeted and storage cupboard.

BEDROOM ONE

11' 1" x 9' 10" (3.400m x 3.002m) uPVC double glazed window to rear, built in wardrobe, radiator and carpeted.

BEDROOM TWO

11' 2" x 9' 7" (3.415m x 2.940m) uPVC double glazed window to front, built in wardrobe, carpeted and radiator.

BEDROOM THREE

10' 2" x 6' 1" (3.103m x 1.865m) uPVC double glazed window to front, storage cupboard with shelving, carpeted and radiator.

BATHROOM

9' 3" x 5' 6" (2.820m x 1.677m) Frosted uPVC double glazed window to rear, suite in white comprising, w.c, pedestal wash hand basin, panelled bath with shower over, towel rail and laminate flooring.

EXTERNALLY

Footpath leads to the front door with area of lawn enclosed by stone walling and fencing. A gate to side gives access to the rear.

To the rear of the property there is a single garage with power and light, a back door to the garage gives access to the rear of the house or side gate. Gates to the rear provide off road parking and rear garden, enclosed by fencing, there is an area of lawn and decking.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £310.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,559.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.