



11 The Gardens, Chippenham, SN14 6EZ

£375,000

A beautifully presented modern three bedroom bay fronted terrace house, located in the select development of The Gardens. Located on the Northern outskirts of Chippenham, the property offers good road links to both the town centre with main line railway to London Paddington and the the M4 motorway Jct. 17. The Gardens is for owners who are 55 Years and over. To the rear there is an enclosed garden with patio and shingle. The property benefits from a car port providing off road parking, gas central heating and double glazing. The communal areas to the front are owned and maintained by the residents who have their own internal Management Company.

Entrance Hallway



Front door leads into entrance hallway, under stairs cupboard, stairs to first floor, built in cupboard, radiator.

Shower Room



Walk in shower, W.C, pedestal hand basin, tiled floor, radiator.

Living Room 15'10" x 11'02" (4.83m x 3.40m)



Double glazed bay window, two radiators.



Dining Room 11'02" x 10'03" (3.40m x 3.12m)



Double glazed French doors to conservatory, opening to Kitchen, radiator.

Modern Fitted Kitchen 18'07" x 11'02"
(5.66m x 3.40m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, integrated washing machine, microwave, slimline dishwasher and fridge/freezer, water softener.

Conservatory



Double glazed conservatory with doors to the garden.

Landing



Access to the loft with drop down ladder, radiator.

Bedroom One 11'11" x 10'08"
(3.63m x 3.25m)



Double glazed window, built in wardrobes, radiator.

Bedroom Two 12'03" x 10'10"
(3.73m x 3.30m)



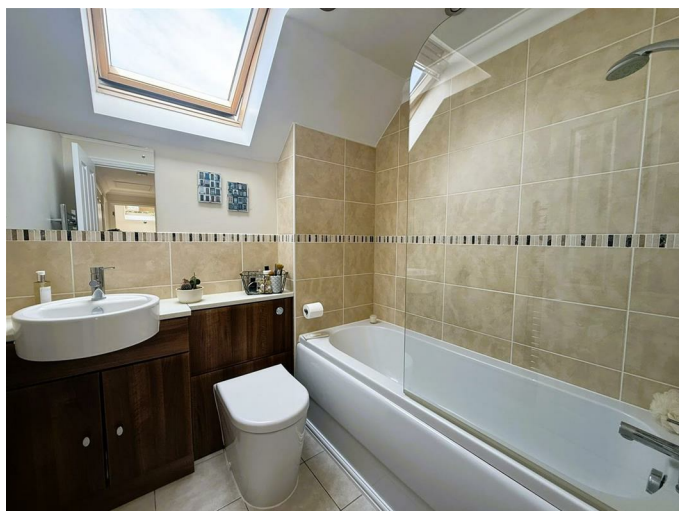
Double glazed window, built in wardrobes, radiator.

Bedroom Three 8'04" x 7'06" (2.54m x 2.29m)



Velux Skylight, radiator.

Modern Fitted Bathroom



Velux window, panelled bath with over bath shower, hand basin with cupboards, W.C, radiator.

Outside

Rear



To the rear of the property there is an enclosed garden with patio and shingle, garden shed.





There is an internal management Company quarterly fee is payable £462.05 / quarterly , the fee covers buildings insurance, maintenance and re decoration of communal areas, window and conservatory cleaning and gutter maintenance.

Council Tax band

GOV.UK advise Freehold.



Front

To the front there are communal areas with small garden.

Parking

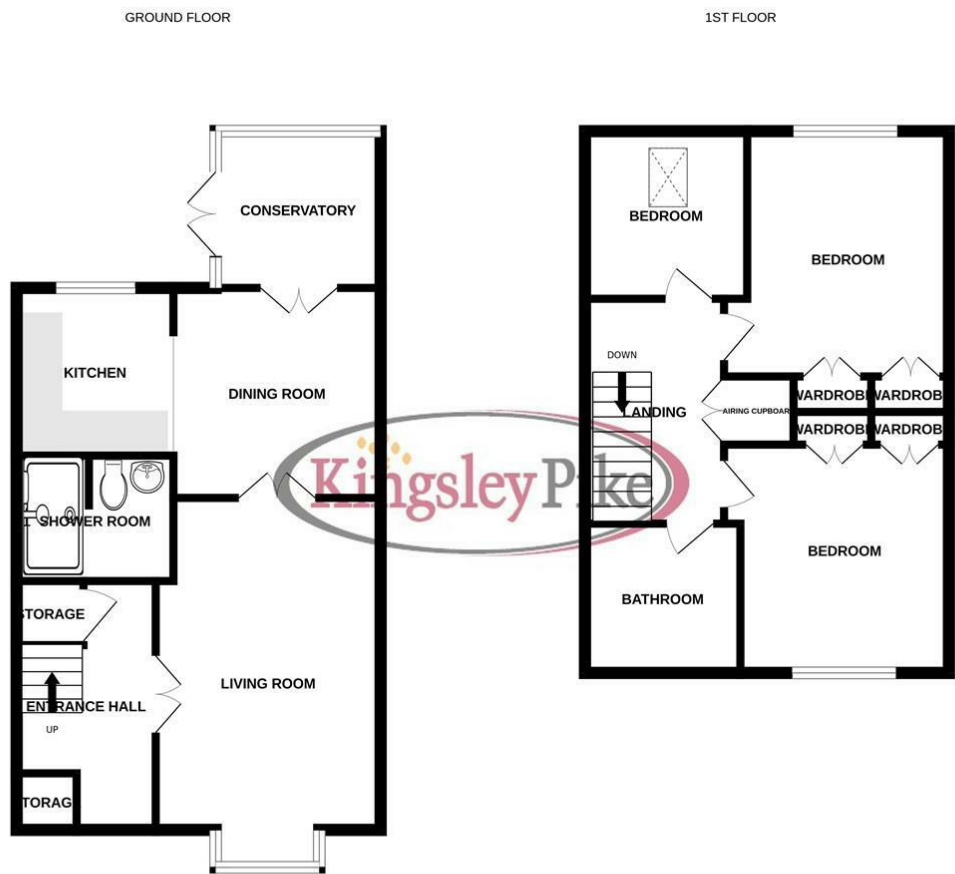


Car Port.

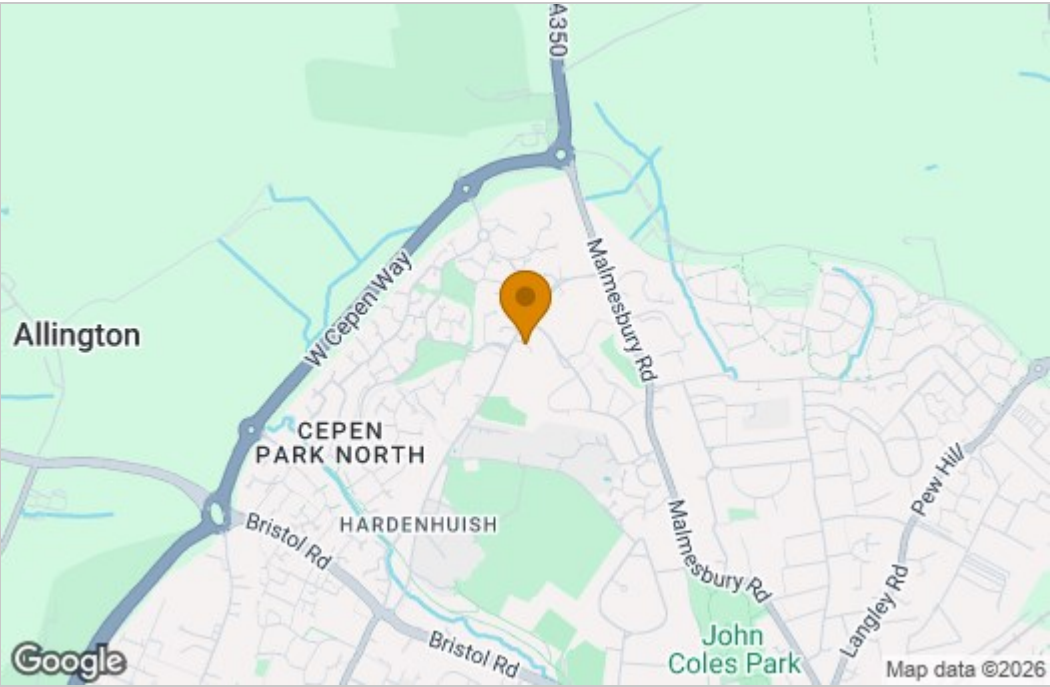
Tenure

GOV.UK advise Freehold.

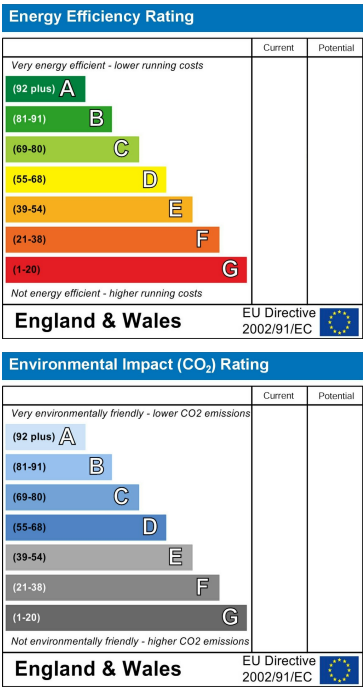
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.