



This charming two bedroom Grade II listed cottage is located in a central location and offers easy access to the local John Coles Park along with the town centre and local train station within a five minute walk of the property. The accommodation is based over two floors with an entrance area opening up into good size kitchen/dining room with door leading to a cosy lounge. The inner hallway leads to the garden and downstairs bathroom. On the first floor the landing offers access to both double bedrooms. The property also benefits from gas central heating and mainly Upvc double glazed windows throughout. Externally the property is set back from the road with paved frontage and side access, plus long rear garden enjoying a good size patio area, timber shed and summerhouse/office. No Onward Chain.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Entrance

Door to front.

Kitchen/Dining Room 3.56m x 3.48m (11'08" x 11'05")

Window to front, door to living room, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to work surfaces, part tiled, space for electric oven, space and plumbing for dishwasher, fridge and freezer, under the stairs with cupboard, radiator, tiled flooring.

Lounge 3.56m x 3.38m (11'08" x 11'01")

Upvc double glazed window to rear, open fireplace with wooden mantle and surround, door to inner hallway, radiator, wall lights.

Inner Hallway

Upvc double glazed door to side, space for washing machine and tumble dryer.

Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, tiled floor, storage cupboard, wall mounted boiler.

Landing

Doors to;

Bedroom One 3.53m x 3.58m (11'07" x 11'09")

Upvc double glazed windows to front, radiator, vaulted ceiling with access to the loft.

Bedroom Two 3.53m x 3.63m (11'07" x 11'11")

Upvc double glazed window to rear, radiator.

Front

Paved frontage with access to front door along with pathway to side leading to rear garden.

Rear Garden

Enclosed garden with gated access and pathway leading to the front, long rear garden with patio area, timber shed and summer house/office

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Freehold

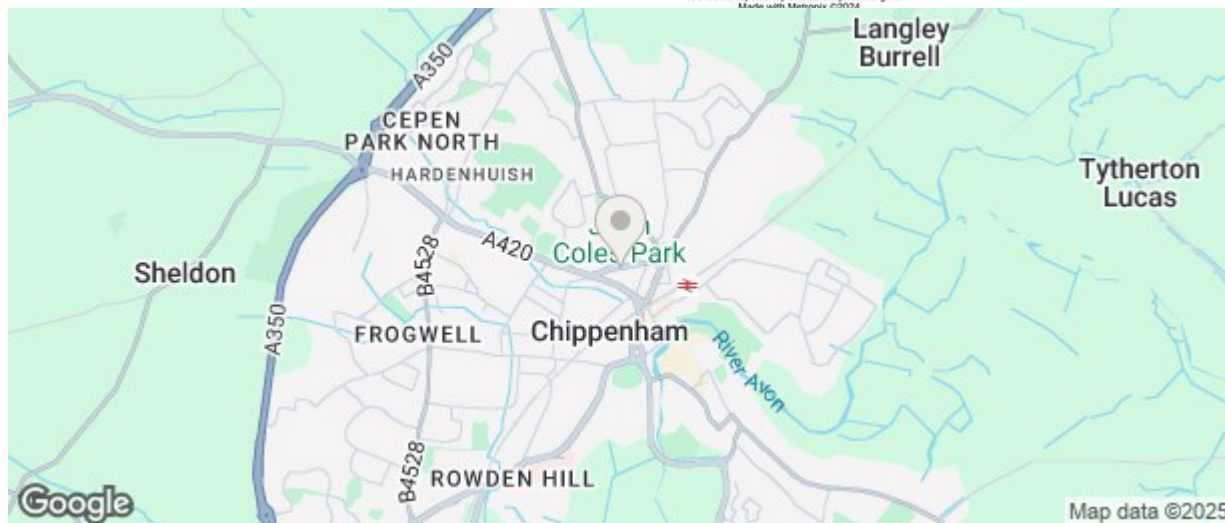






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing