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ATWELL MARTIN ESTATE AGENTS

Tugela Road, Chippenham

Price Guide £385,000

A beautifully presented and bay fronted Victorian end terrace property with GARAGE & PARKING which retains a host of original features. The accommodation comprises; entrance hall with original tiled floor, spacious sitting room and dining area, kitchen/breakfast room with original dresser and rear lobby with downstairs cloakroom. The first floor provides master bedroom with four sash windows to front, two further good sized bedrooms to rear and a refitted family bathroom completes the accommodation. Externally there is a private and level rear garden, side garden, single attached garage and driveway parking. An internal viewing is highly recommended.

Situation
Chippenham itself 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 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 Hall
Original door to front leading to the mosaic tiled entrance hall with doors to living room, dining room and kitchen/breakfast room, carpeted stairs to first floor landing, under stair cupboard, radiator.

Sitting Room 3.81m x 3.91m not into bay (12'6" x 12'10" not into bay)
Imposing Bay with three sash windows to front and fitted shutters, open fire place with inset wood burning stove and tiled hearth, picture rail and coving to high ceilings, wood flooring, radiators, open to dining room and door to entrance hall.

Dining Room 4.24m x 3.35m (13'11" x 11')
Sash window to rear with fitted shutters, open fire place with decorative tiled surround and hearth, picture rail and coving to high ceiling, wood flooring, radiator, open to living room and door to entrance hall.

Kitchen / Breakfast Room 5.54m x 2.74m (18'2" x 9')
Sash window to side, further window and stable door to side, doors to entrance hall and rear lobby, Fitted kitchen offering a range of matching wall and base units. Original fitted kitchen dresser, one and a half bowl stainless steel sink drainer inset to solid wood work surfaces. Part tiled, integrated electric oven and five ring gas hob with cooker hood over, integrated automatic washing machine and dishwasher, integrated fridge/freezer, radiator, wood flooring.

Rear Lobby
With part glazed door from kitchen and further door to w/c, upvc double glazed window to rear, wood flooring.

Cloakroom
Upvc double glazed window to rear, two piece white suite comprising low level w/c and wash hand basin with tiled splash back, wall mounted central heating boiler, wood flooring.

First Floor Landing
With carpeted stairs rising from the entrance hall, galleried landing, access to loft space, with doors to:

Master Bedroom 5.31m x 3.94m (17'5" x 12'11")
Dual aspect room featuring four sash windows with fitted shutters to front and side, fitted full height double wardrobes, two radiators, picture rail, wood flooring.

Second Bedroom 3.91m x 3.30m (12'10" x 10'10")
Sash window to rear with fitted shutter, dado rail, radiator, wood flooring.

Third Bedroom 3.12m x 2.74m (10'3" x 9')
Upvc double glazed window to rear with fitted shutter, built in wardrobe, built in airing cupboard housing the hot water cylinder, radiator, wood flooring.

Family Bathroom 3.30m x 1.85m (10'10" x 6'1")
With sash window to side, refitted with a three piece white suite comprising; bath with rain drop shower over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, heated towel rail, tiled flooring.

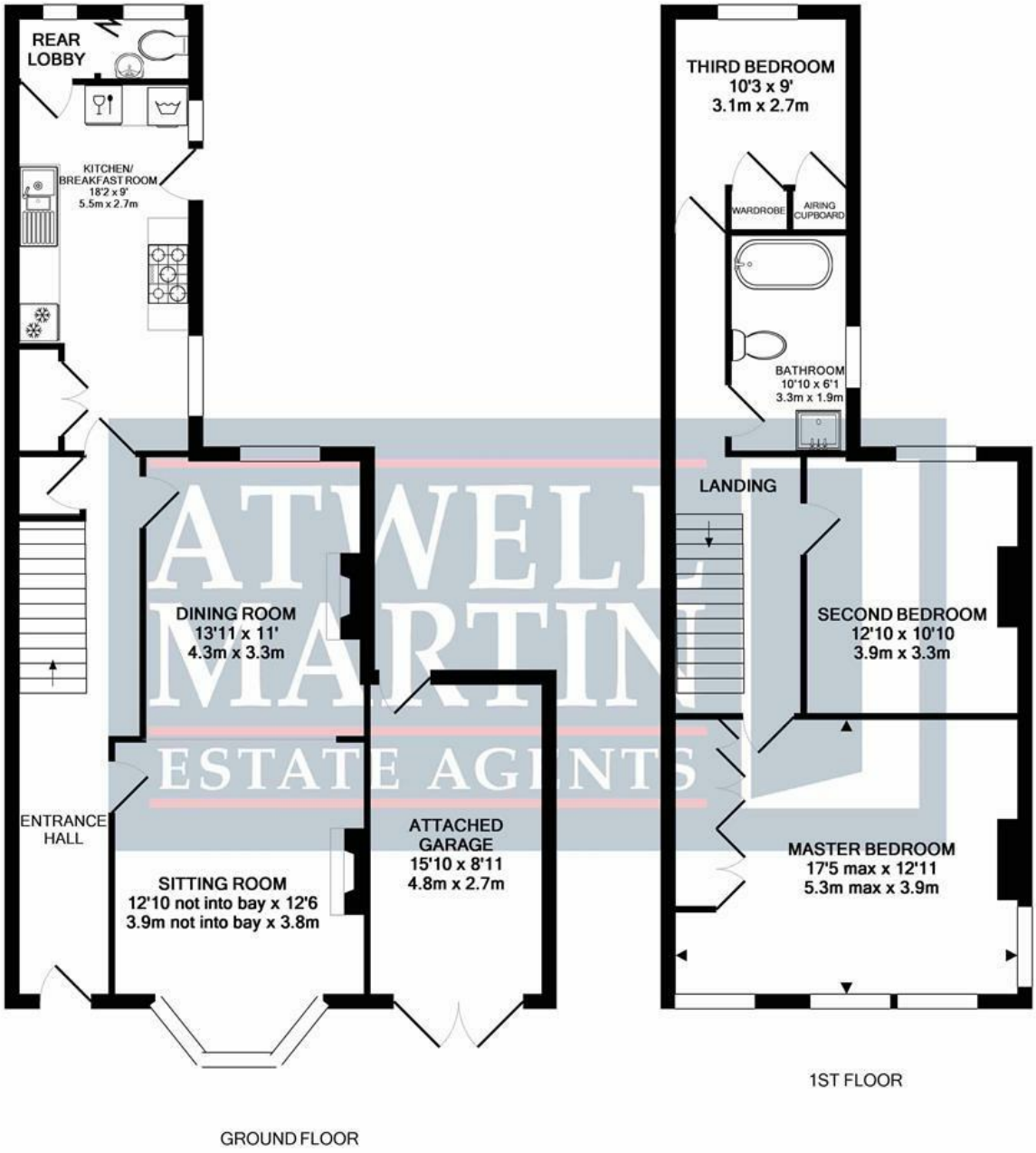
Externally

Front Garden
With attractive stone pillars and gate with path to front door, mature hedging and gravelled.

Rear Garden
The rear garden is mainly lawn and offer two sitting areas, the first is gravelled and enclosed with path to gate which leads to the front garden and parking, the second is laid to patio and has views towards the rear of the lawned garden, wall and fence enclosed the garden is mainly level and well stocked with a selection of mature shrubs and trees.

Attached Garage & Parking
Very rare to find; this property benefits a single attached garage with double doors to front and door to rear, furthermore the property also benefits off road & gravelled driveway parking.

F&M



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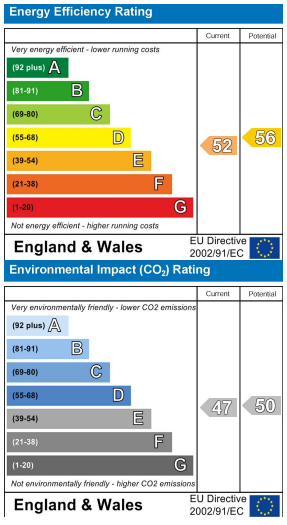

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