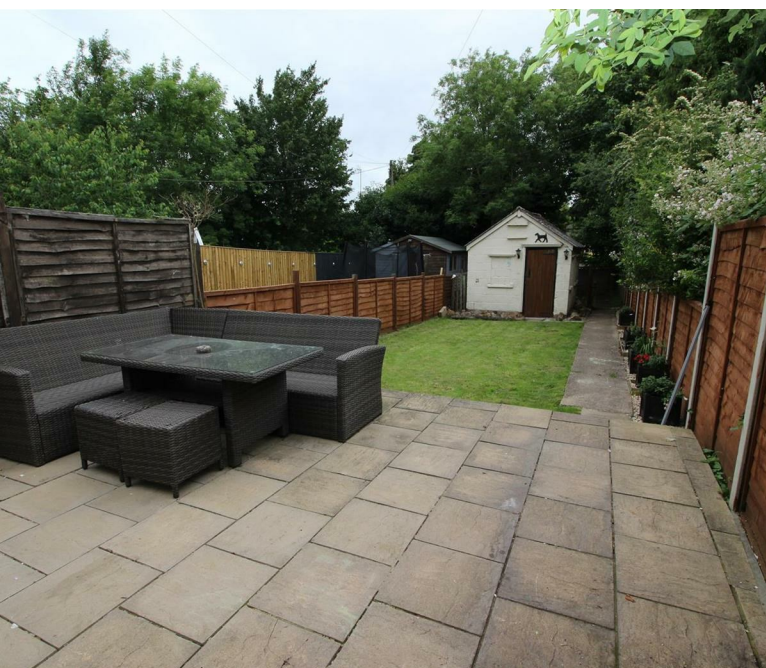




A three bedroom PERIOD HOME in an ideal situation just a short distance from a choice of local amenities and commuter links. Further benefits include a GENEROUS GARDEN with outbuilding, two reception rooms, loft conversion and a four piece bathroom suite. Featuring a large kitchen with double doors opening onto the rear garden. We highly recommend an internal viewing.

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

Upvc double glazed door to front, door to dining room, carpeted stairs to first floor landing, radiator.

Dining Room 3.63m x 3.63m (11'11" x 11'11")

Upvc double glazed window to front, striped floor boards, archway to living room, radiator.

Sitting Room 4.52m x 3.68m (14'10" x 12'1")

Upvc double glazed window to rear, gas fire with

back boiler, door to under stairs cupboard, dado rail, archway to dining room, radiator.

Kitchen / Breakfast Room 4.47m x 2.62m (14'8" x 8'7")

Upvc double glazed french doors to garden, glazed window and door to side, door to living room, re-fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated stainless steel electric oven and four ring gas hob with matching cooker hood over, integrated automatic washing machine, dishwasher and fridge freezer, radiator, tiled flooring.

First Floor Landing

With stairs rising from the entrance hall, doors to two bedrooms and four piece bathroom suite and further door to stairs leading to the master bedroom.

Second Floor 3.35m 2.34m (11' 7'8")

Upvc double glazed window to front, radiator, carpeted.

Third Bedroom 4.01m x 2.08m (13'2" x 6'10")

Upvc double glazed window to rear, radiator, built in cupboard, original fire place, carpeted.

Family Bathroom

Obscured upvc double glazed window to rear, fitted with a four piece white suite comprising a rolled top free standing bath, shower cubicle, pedestal wash hand basin, low level WC, all with chrome fittings, part tiling, chrome heated towel rail, radiator.

Master Bedroom 4.22m x 3.61m (13'10" x 11'10")

With stairs from the first floor landing leading to the master bedroom with double glazed Velux window to rear and carpeted flooring.

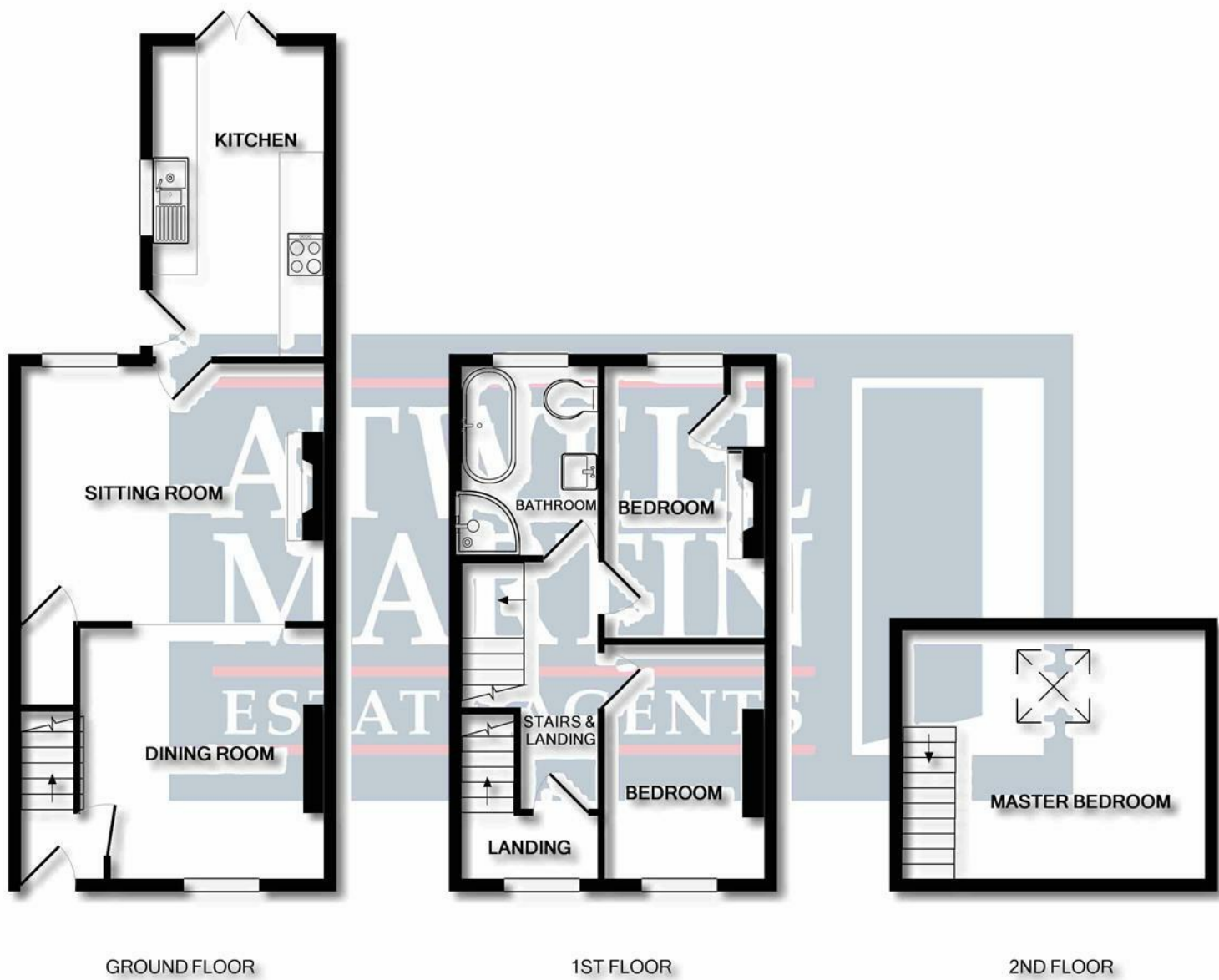
Externally

Rear Garden

The rear garden is laid to lawn with patio area with flower and shrub arrangements and is also fully enclosed with the addition of a brick built outbuilding that was formerly a dovecote to the rear of this building is a large woodchipped play area.



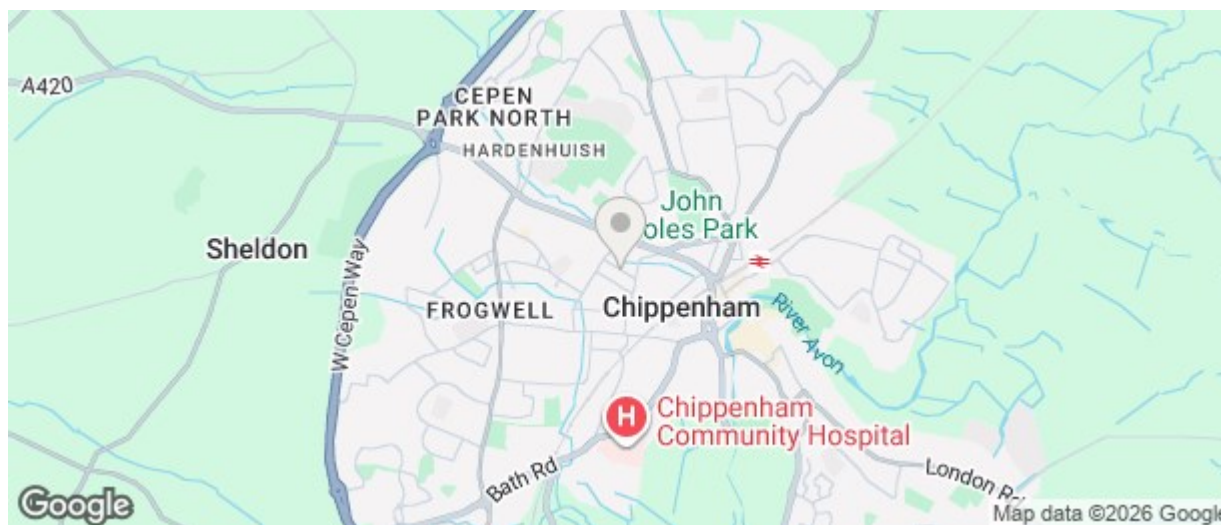




DOWNING STREET CHIPPENHAM SN14 0AA

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C		
(55-68) D	58	73
(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	51	69
(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.