



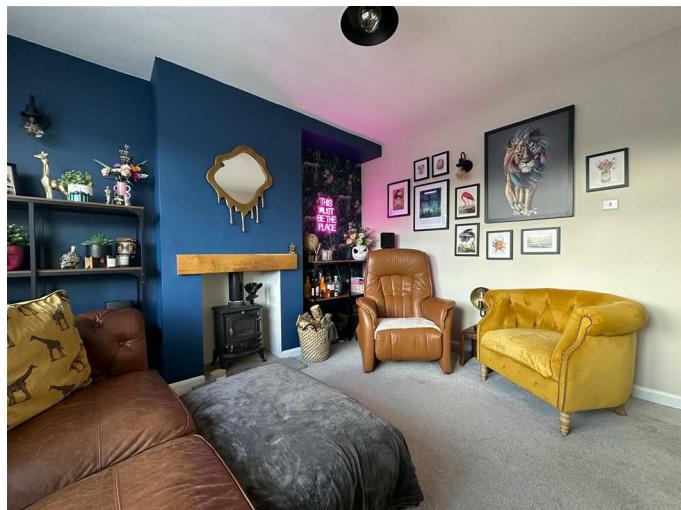
**110 Ladyfield Road, Chippenham, SN14 0AW**  
**£292,500**

An opportunity to purchase an impressive, extended semi detached home with generous landscaped garden to the rear. Comprising; entrance hall, lounge, open plan kitchen/dining/living space, utility, ground floor cloakroom and shower, two double bedrooms and bathroom. The boiler was replaced in 2024 and majority of windows and doors were replaced in 2022. **VIEWING IS ESSENTIAL.**

## Entrance Hall

Double glazed front door, tiled floor, stairs and door to the lounge.

## Lounge 12'10 x 11'11 (3.91m x 3.63m)



Double glazed window to the front, radiator, door to the dining area, wood burner with slate hearth and oak mantle.



## Kitchen/Dining/Living Area 23'09" x 16'07" maximum (7.24m x 5.05m maximum)



Double glazed bifold doors to the rear, two triple glazed skylights, tiled floor, under floor heating, further on surface radiator, opening to the utility space, door to the toilet/shower room, range of floor mounted units, Quartz surfaces, island unit with bar stool seating for three, Belfast style sink, Rangemaster Professional Deluxe cooker with gas hobs, two ovens and a grill oven extractor hood, integral Neff fridge/freezer and dishwasher, integrated bin storage, larder cupboard and tiled splashes.



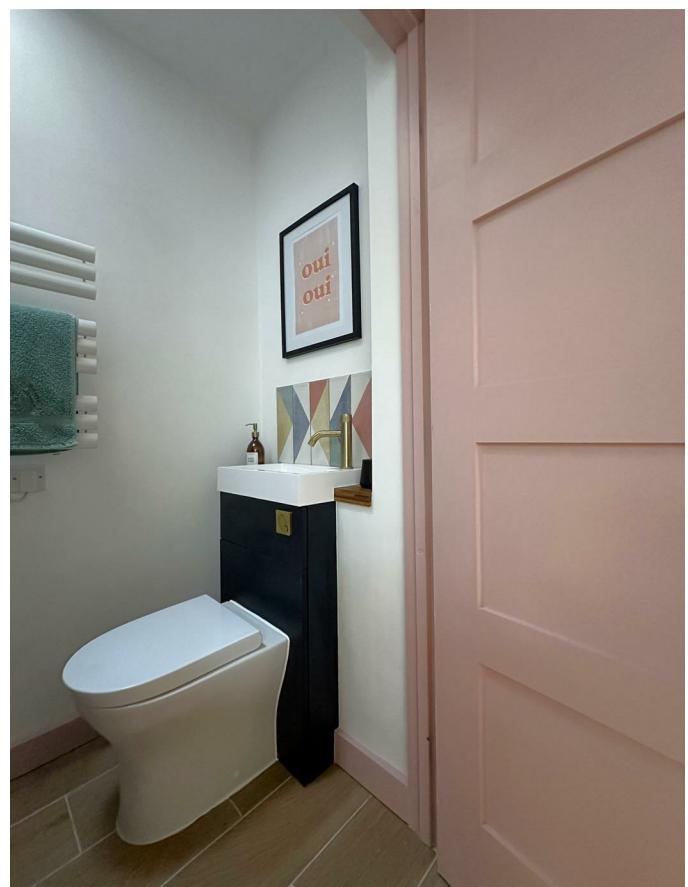


### Utility Area 6'03 x 5'07 (1.91m x 1.70m)



Double glazed door to the side, tiled floor, under floor heating, Quartz surfaces, storage units, integral washing machine and Belfast sink.

### Toilet/Shower Room 7'05 x 2'08 (2.26m x 0.81m)



Tiled floor, Electric towel radiator, electrically operated skylight, toilet, wash hand basin, shower cubicle with tower unit, tiled walls.

### Landing

Doors to the bedrooms, bathroom and double glazed window to the side.

### Bedroom One 15'11 x 9'10 maximum (4.85m x 3.00m maximum)



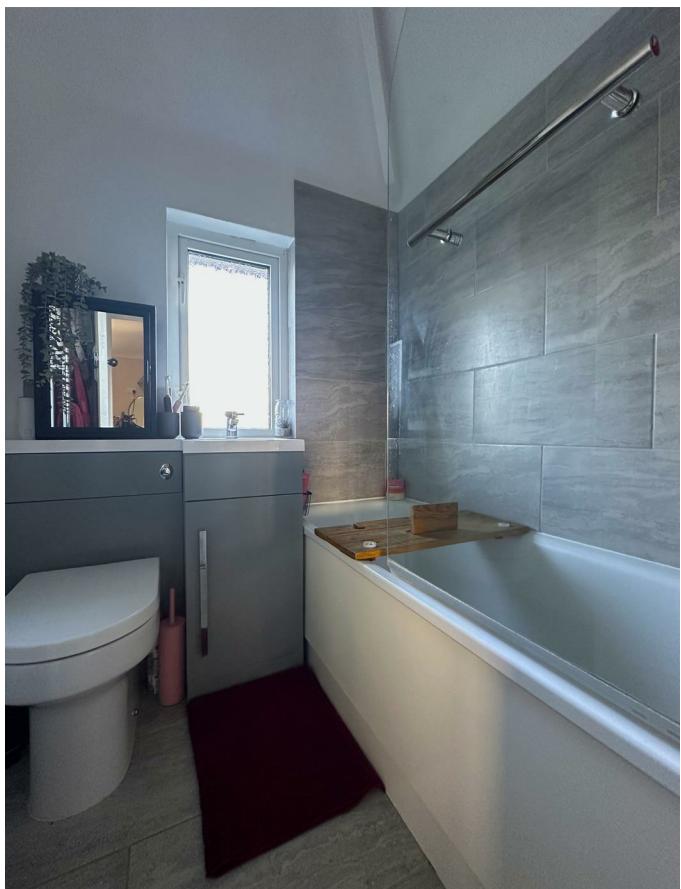
Double glazed window to the front, radiator, airing cupboard and loft hatch.

## Bedroom Two 10' x 9'09" (3.05m x 2.97m)



double glazed window to the rear and radiator.

## Bathroom 5'06 x 5'05 (1.68m x 1.65m)

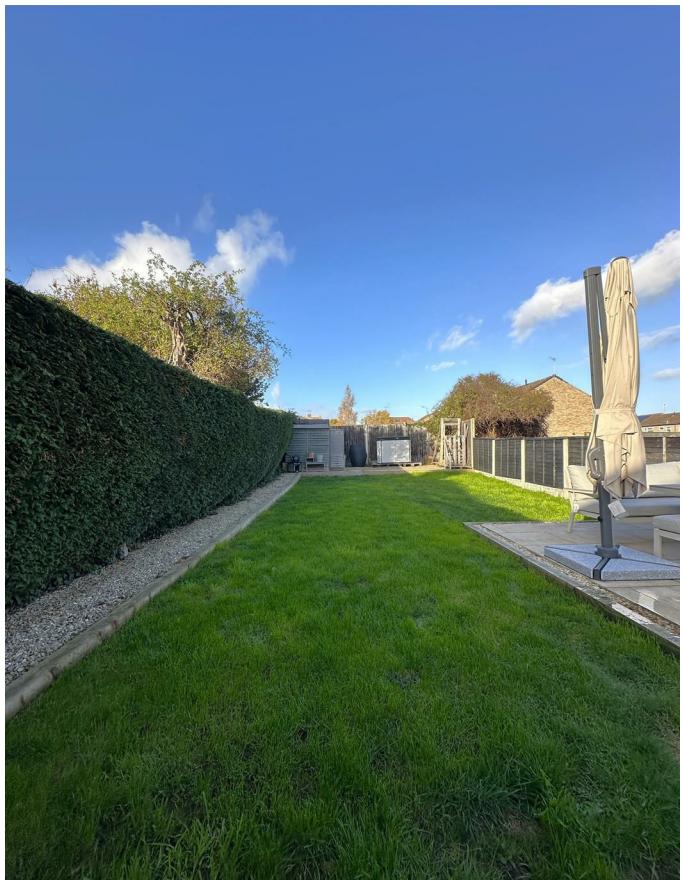


Double glazed window to the rear, towel radiator, tiled floor, toilet, wash hand basin, vanity storage, bath with shower over and tiled walls.

## Rear Garden



Landscaped to provide areas of porcelain tiled patio, lawn, gravelled seating areas, garden shed, outside tap and gated side access.



## Driveway

Whilst the driveway has been paved and the current owners park two cars off of the road daily the curb has not been dropped and cannot legally be classed as parking.

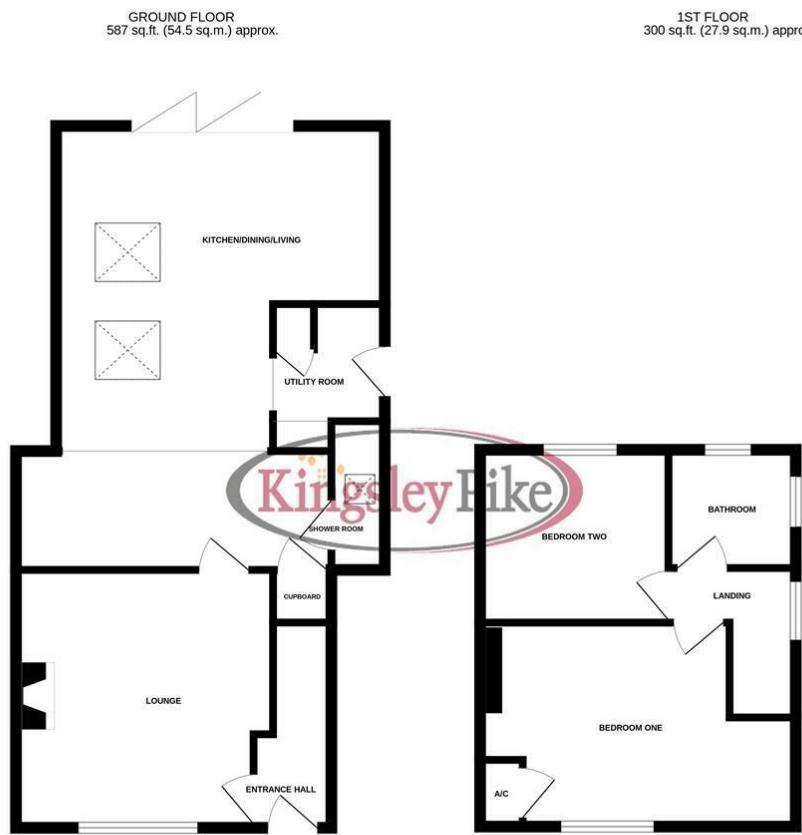
## Tenure

We are advised by the .gov website that the property is freehold.

## Council Tax

We are advised by the .gov website that the property is band B.

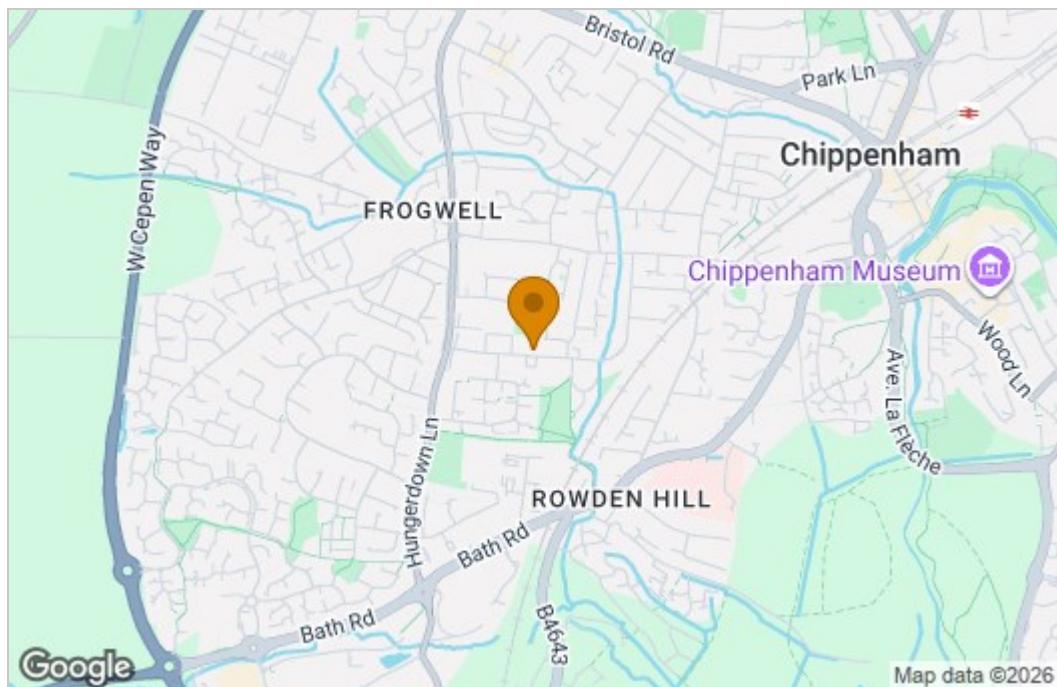
## Floor Plan



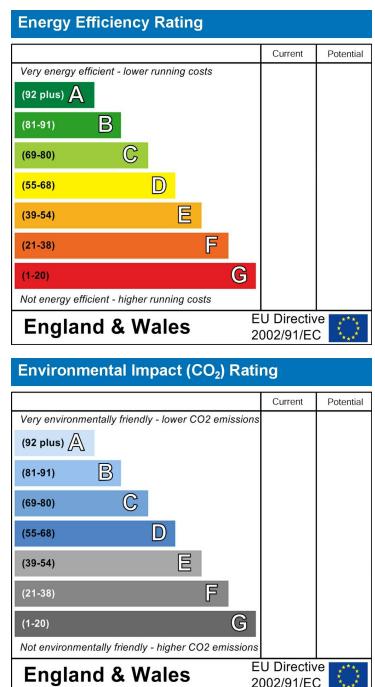
2 BEDROOM SEMI DETACHED HOUSE

Whilst every effort has been made to ensure the accuracy of the floor plans, dimensions, measurements of doors, windows, etc. are approximate. 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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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.