



28 Harvey Avenue, Chippenham, SN15 1UL
£330,000

Located at the end of a cul de sac with generous part walled rear garden, two allocated parking spaces a recently redecorated semi detached family home. Internally comprising; entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, family bathroom and en suite shower room. Close to countryside walks as well as being well located for access to the M4 motorway.

Entrance Hall

Double glazed front door, radiator, Vinyl flooring, storage cupboard, doors to the lounge, kitchen/dining room and cloakroom, stairs to the first floor.

Cloakroom

Toilet, wash hand basin and radiator.

Lounge



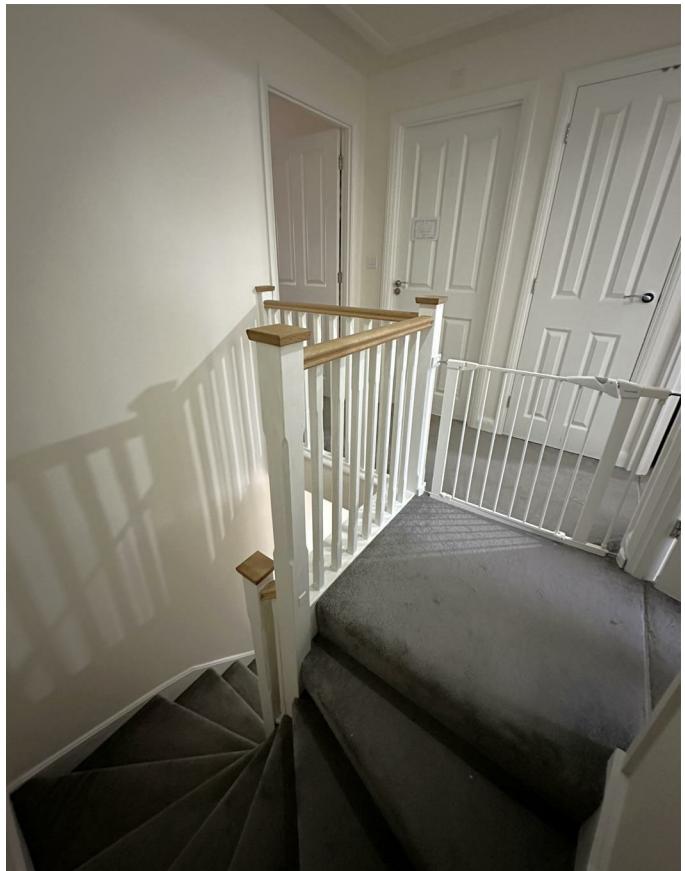
Double glazed windows to the front and side with radiator.

Kitchen/Dining room



Double glazed windows to the front and side, double glazed French doors to the garden, radiator, space for table and chairs, range of floor and wall mounted units, electric oven, gas hob, extractor fan, fridge/freezer, washing machine, dishwasher and wall mounted gas fired boiler.

Landing



Doors to bedrooms, bathroom and airing cupboard.

Bedroom One



Double glazed window to the side, radiator and door to the en suite.

En Suite



Double glazed window to the front, radiator, toilet, wash hand basin and shower cubicle.

Bedroom Two



Double glazed window to the front and radiator.

Bedroom Three



Double glazed window to the side and radiator.

Bathroom



Double glazed window to the front, radiator, toilet, wash hand basin and bath with shower over.

Garden



Laid to areas of patio and lawn, part walled with garden shed and gated access to the front.

Driveway



There is side by side parking for two cars located to

the side of the property. The property also owns an additional portion of land behind the parking spaces that could potentially offer further space to park if required.

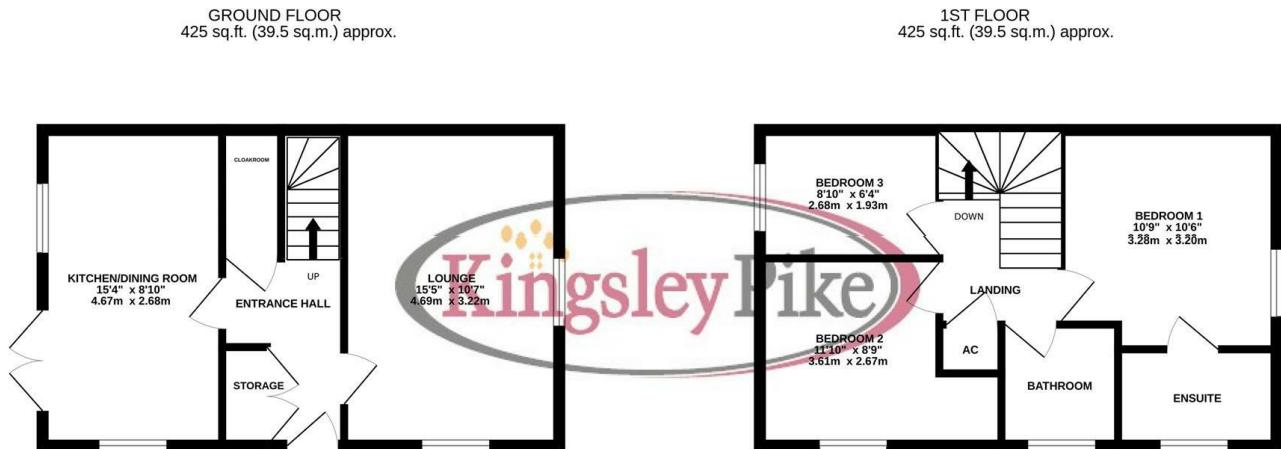
Tenure

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 D.

Floor Plan

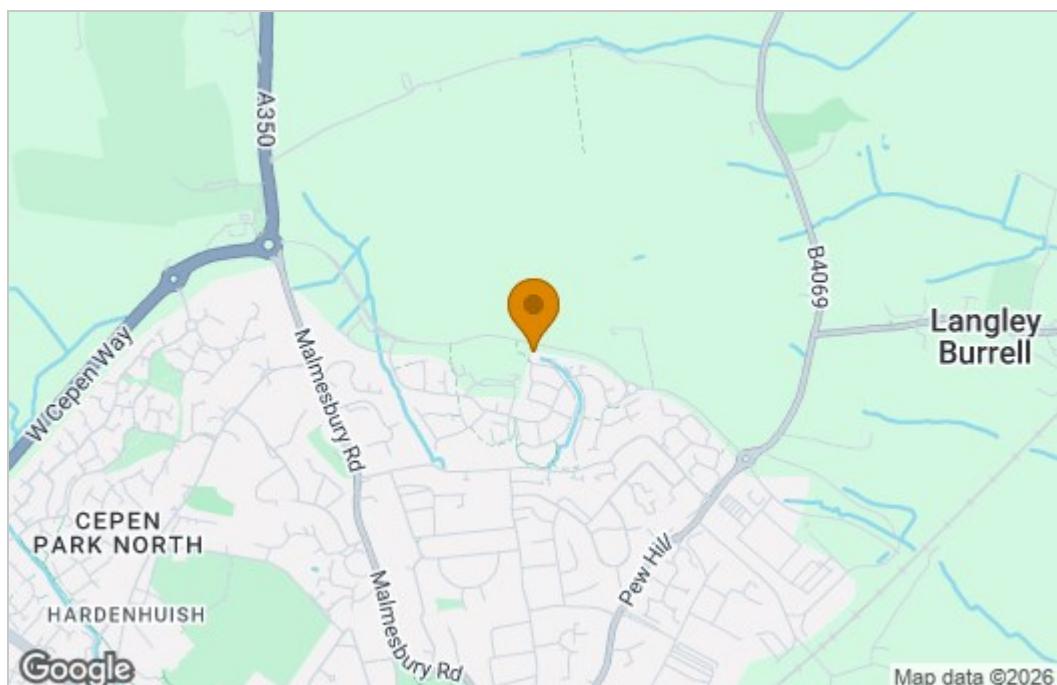


3 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	83	
(69-80) C		
(55-68) D		
(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	

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.