



**36 St. Peters Close, Chippenham, SN15 2BQ**  
**£340,000**

A conveniently located and deceptively spacious terrace home with accommodation arranged over three floors. Comprising; entrance hallway, cloakroom, lounge, dining room with French doors to the garden and kitchen/breakfast room on the ground floor, three bedrooms and bathroom on the first floor and further bedroom on the second floor. To the rear is a generous L shaped garden and opposite is a single GARAGE located within a block.

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### Entrance Hall

### Lounge 15'11 x 11'08 (4.85m x 3.56m)



### Dining Room 14'05 x 7'02 (4.39m x 2.18m)



### Kitchen/Breakfast Room 18'06 x 9'03 (5.64m x 2.82m)



### Cloakroom

### Landing

### Bedroom Two 11'08 x 9'02 (3.56m x 2.79m)



### Bedroom Three 15'01 x 9'06 max (4.60m x 2.90m max)



### **Bedroom Four 6'06 x 8'06 (1.98m x 2.59m)**



### **Bedroom One 14'08 14'08 (4.47m 4.47m)**



### **Bathroom**



### **Rear Garden**



### **Garage**

#### **Council Tax**

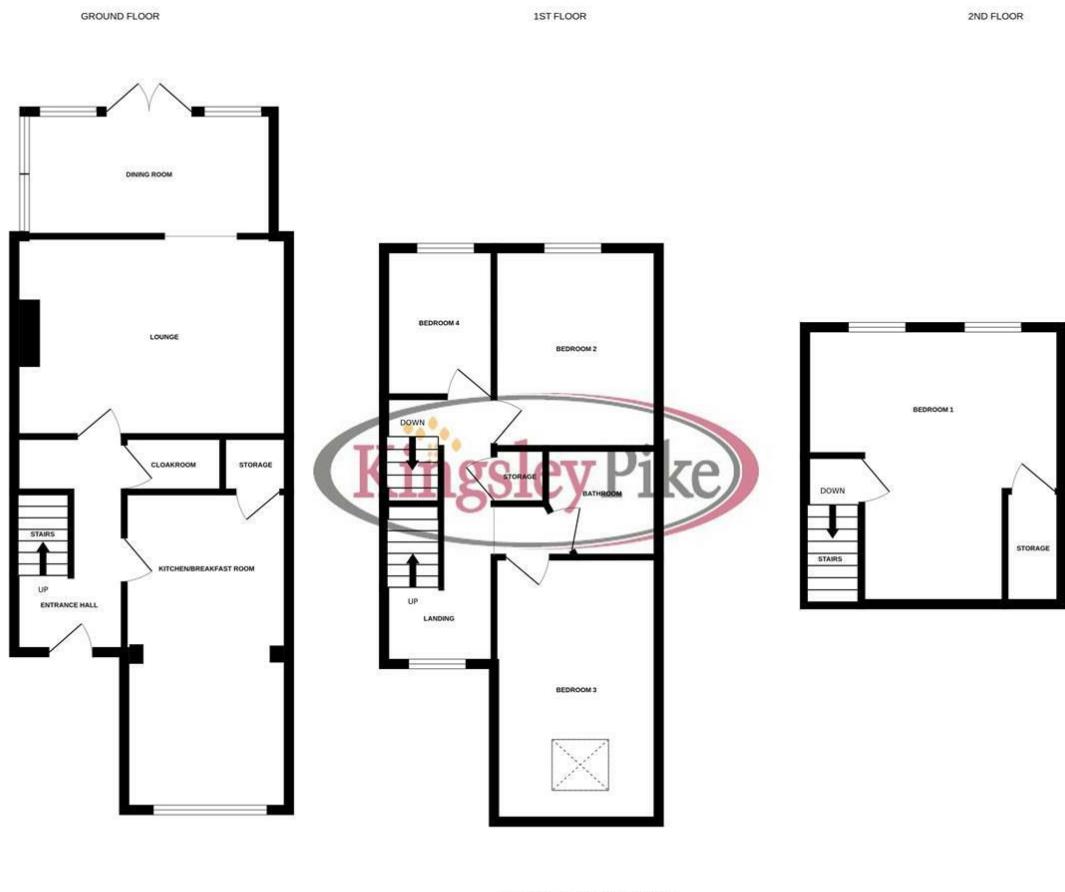
We are advised by the .gov website that the property is band C.

#### **Tenure**

We are advised by the .gov website that the property is freehold. There is an annual charge for the additional garden that the seller believes to be in the region of £180. Confirmation has been requested.

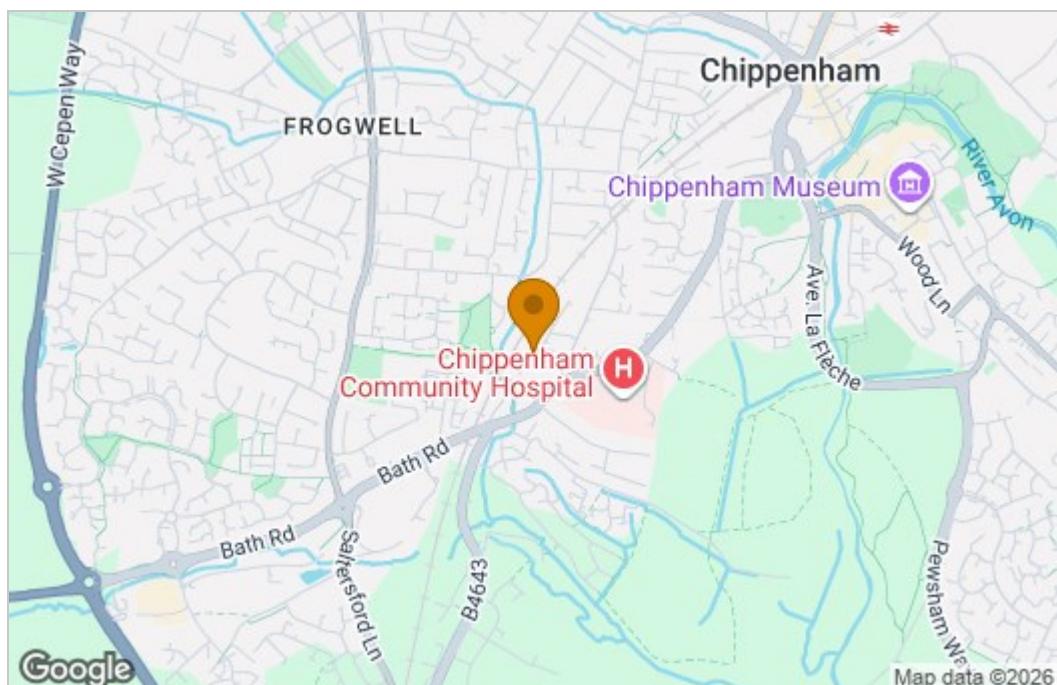
### **Second Floor**

## Floor Plan

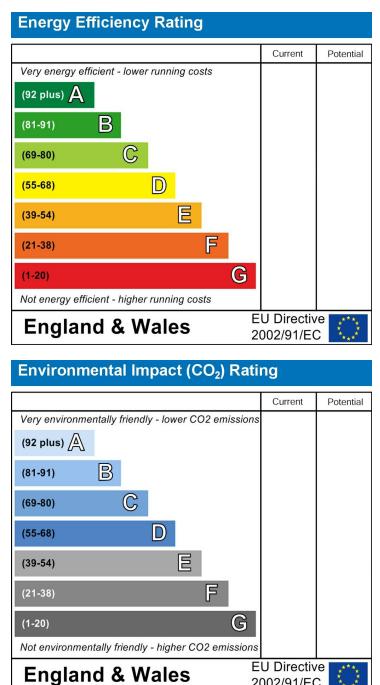


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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