



## **1 Anglesey Mead, Chippenham, SN15 3UB**

**£385,000**

Situated on a corner plot within a favourable road on the Pewsham estate, this detached home offers side by side parking to the front, single garage with electric door and mature partially walled garden to the rear. Having been redecorated throughout it only remains for the new owner to insert the carpets of their choosing to give the property a fresh feel. Accommodation comprises; entrance hall, cloakroom, lounge, formal dining room, kitchen/dining room, three bedrooms and a family shower room. Offered for sale with NO ONWARD CHAIN.



### Entrance Hall

Double glazed front door, laminate flooring, stairs to the first floor, under stairs cupboard, door to the cloakroom, kitchen/dining room and lounge.

### Cloakroom



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

### Lounge 15'11 x 11'01 + bay (4.85m x 3.38m + bay)



Double glazed bay window to the front, two radiators, open fire and opening to the dining room.

### Formal Dining Room 9'09 x 8'11 (2.97m x 2.72m)



Double glazed window to the rear, radiator and door to the kitchen/dining room.

### Kitchen/Dining Room 17'05" x 9'08" max (5.31m x 2.95m max)



Double glazed patio door to the garden, double glazed window to the rear, radiator, space for a dining table and chairs, range of floor and wall mounted units, stainless steel sink and drainer, electric hob, electric ovens, extractor fan, plumbing for a washing machine and dishwasher.



**Bedroom Two 10'11" x 9'08" (3.33m x 2.95m)**



Double glazed window to the front, radiator and built in wardrobe.

**Bedroom Three 7'11 x 7'03 (2.41m x 2.21m)**



Double glazed window to the front and radiator.

### **Landing**

Loft access, airing cupboard over the stairs, doors to all bedrooms and the shower room.

**Bedroom One 12' x 10'11 (3.66m x 3.33m)**



Double glazed window to the rear, radiator and built in wardrobe.

**Shower Room 6'08" x 5'10" (2.03m x 1.78m)**



Double glazed window to the rear, towel radiator, wash hand basin, vanity storage, toilet and walk in shower cubicle.



**Garage 18'06" x 8'06" (5.64m x 2.59m)**

Electrically operated garage door, power light and personal door to the side.

**Driveway**

There is space for two cars to be parked side by side.

**Gardens**

Partially walled mature gardens with an area of patio, lawn, summer house, selection of shrubs and plants with personal door to the garage and gated side access.

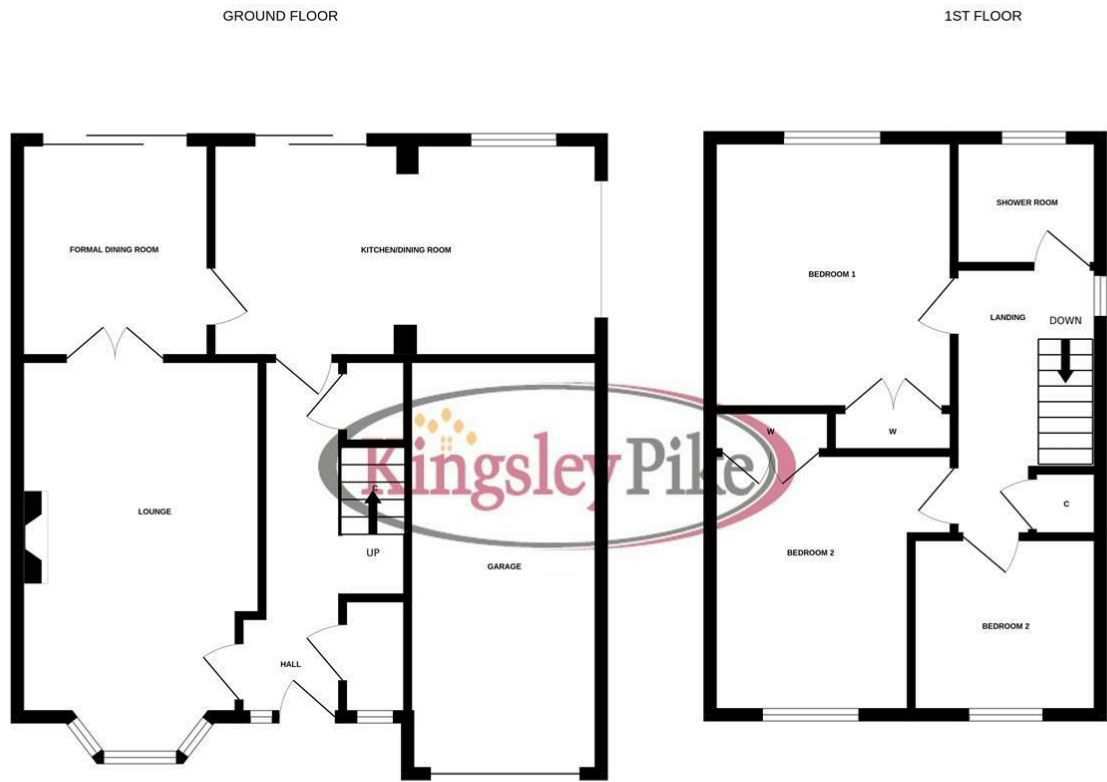
**Tenure**

We are advised that the property is Freehold.

**Council Tax**

We are advised that the property is band D.

Floor Plan

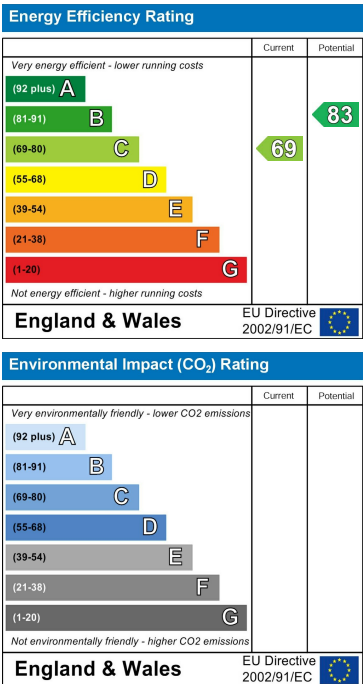


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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