



4 Filbert Street, Chippenham, SN15 1FT

£322,500

Located within the Birds Marsh Development with an open aspect, a well presented semi detached family home offering two double bedrooms and one single bedroom. There is a family bathroom, cloakroom and en suite shower room to the master. At the rear a generous garden with areas of lawn, and raised decking a garden shed and gated side access to the tandem driveway providing private parking for two cars. An internal viewing is highly recommended.

Entrance Hall



Double glazed front door, LVT flooring, radiator, door to cloakroom and lounge, stairs to the first floor.

Cloakroom



LVT flooring, radiator, toilet and wash hand basin.

Lounge 16 x 11'10 (4.88m x 3.61m)



Double glazed windows to the front and side, radiator, feature wall panelling and door to the kitchen/dining room.



Kitchen/Dining Room 15'01 x 10'06 (4.60m x 3.20m)



Double glazed window and double glazed French doors to the rear, LVT flooring, floor and wall mounted units, gas hob, extractor fan, electric oven, space for a fridge/freezer, space for a washing machine, tiled splashes, under stairs cupboard and space for a dining table and chairs.



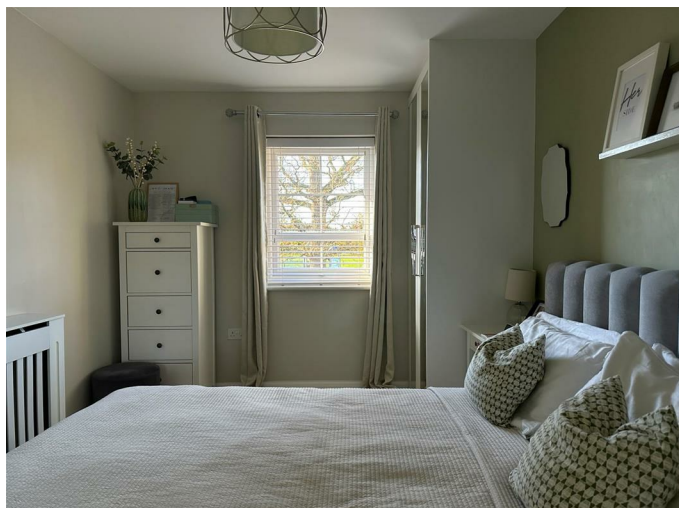
Landing

Doors to the bedrooms, bathroom and airing cupboard.

Bedroom One 11'09 x 8'06 (3.58m x 2.59m)



Double glazed window to the front, radiator, two fitted wardrobes and door to the en suite shower room.

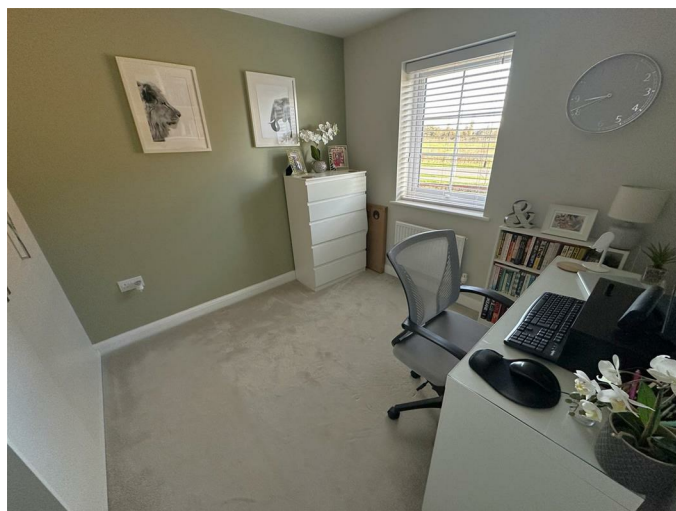


En Suite



Double glazed window to the side, radiator, LVT flooring, toilet, wash hand basin and shower cubicle.

Bedroom Two 10'02 x 8'06 (3.10m x 2.59m)



Double glazed window to the rear, radiator and fitted wardrobe.

Bedroom Three 8'09 x 6'03 (2.67m x 1.91m)



Double glazed window and radiator.

Bathroom 6'03 x 5'07 (1.91m x 1.70m)



Double glazed window to the rear, radiator, LVT flooring, wash hand basin, toilet, bath with shower screen and tiled walls.

Rear Garden



Laid to lawn and raised decking with established raised beds, garden shed, outside tap and gated side access to the driveway.





Driveway

Tandem parking to the side of the property for two cars.

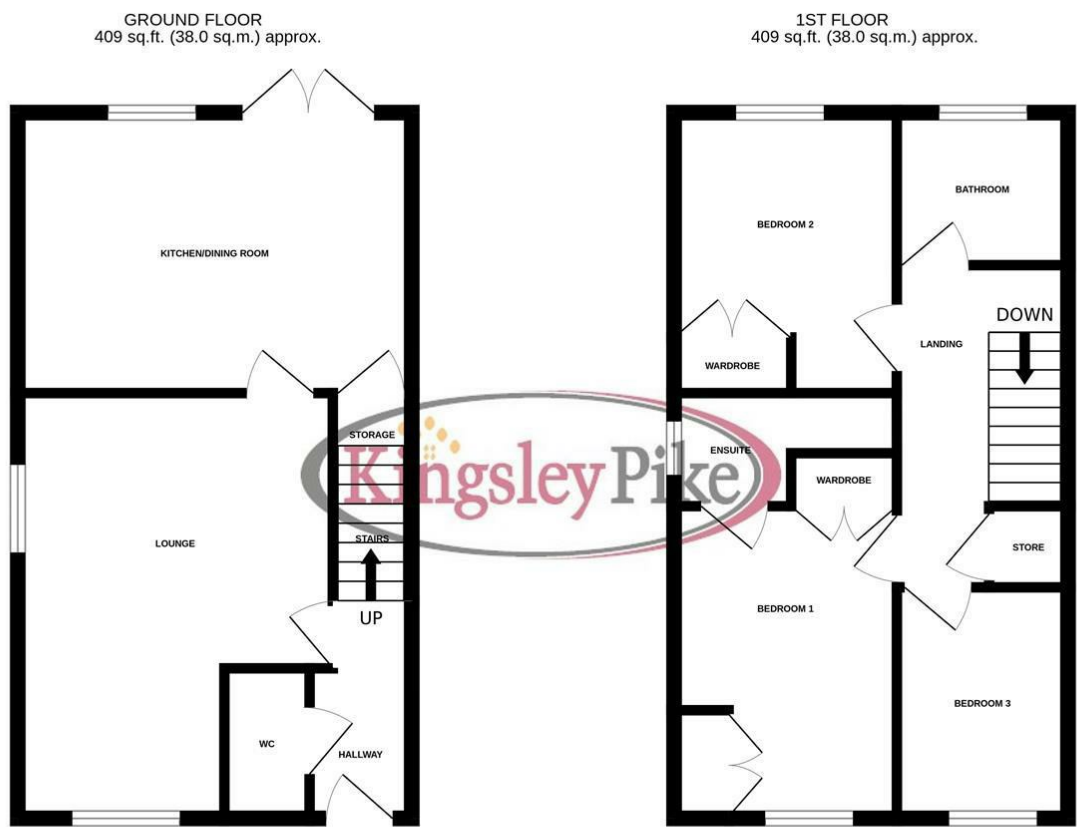
Tenure

We are advised by the .Gov website the property is freehold. There is an estate management fee circa £110 per annum.

Council Tax

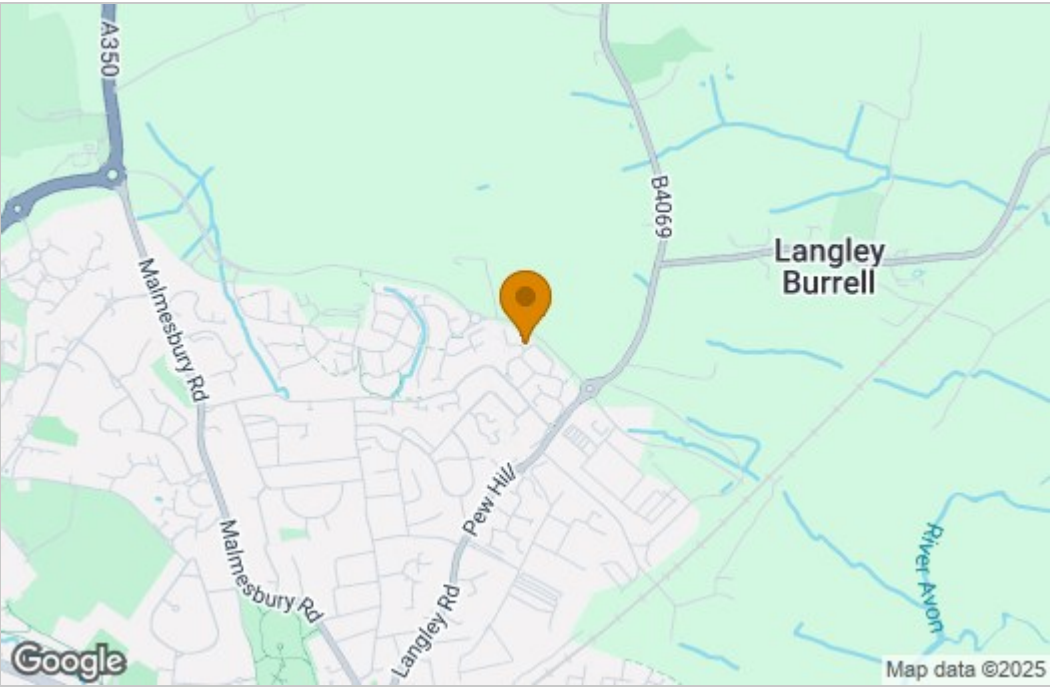
We are advised by the .Gov website the property is band D.

Floor Plan

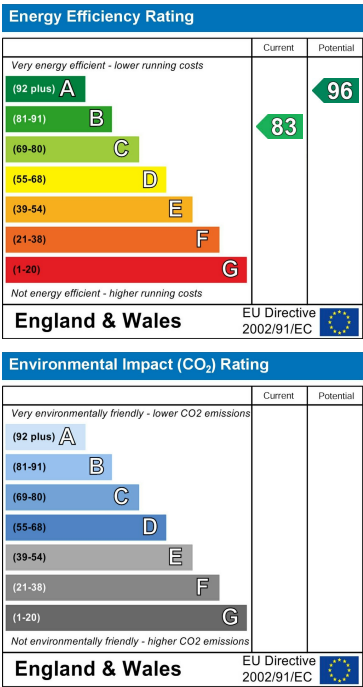


3 BEDROOM SEMI DETACHED HOUSE
TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or 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



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