9 The Orchids, Chippenham, SN15 1FD

£405,000

Located on the outskirts of Chippenham within a small development, this well presented home offers accommodation over three floors. To the front is private driveway parking with potential to create more and to the rear, a mature but modern style private garden with garden pod. Internally the property offers spacious and flexible living with bedroom one on the top floor benefitting from a walk in wardrobe and en suite shower room. OFFERED FOR SALE WITH NO ONWARD CHAIN.

Entrance Hall
Double glazed front door, radiator, Karndean flooring, under stairs storage cupboard, stairs to the first floor with glass banister, door in to the lounge, door to the cloakroom and door to the airing cupboard.

Cloakroom 5'10" x 3'04" (1.78 x 1.02)
Double glazed window to the front, radiator, Karndean flooring, part tiled, toilet and wash hand basin.

Lounge 17'04" x 14'08" (5.28 x 4.47)

Double glazed window to the side, double glazed French doors to the rear leading in to the garden, Karndean flooring, two radiators, electric 'real flame' fire with log store, opening to the dining area and opening in to the kitchen.

Dining Room 10'02" x 8'06" (3.10 x 2.59)

Double glazed window to the rear, double glazed French doors to the side leading in to the garden, two skylight windows, Karndean flooring and radiator.

Kitchen 9'09" x 9'07" (2.97 x 2.92)

Double glazed window to the front, Karndean flooring, range of modern floor and wall mounted units and work surfaces, one and a half bowl sink and drainer, gas hob, extractor fan, double electric oven, microwave, integral dishwasher, fridge/freezer and washing machine and under cabinet lighting.

First Floor Landing
Double glazed window to the side, glass banister, doors to the bathroom, bedroom two and three along with the bathroom and stairs to the second floor.

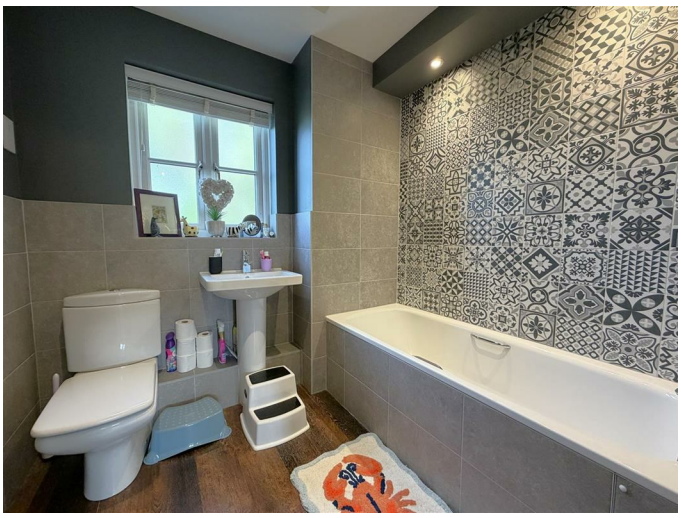
Bedroom Two 10'08" x 9'10" (3.25 x 3.00)

Double glazed window to the rear and radiator.

Bedroom Three 9'10" x 9'07" (3.00 x 2.92)

Double glazed window to the front and radiator.

Family Bathroom 7'02" x 6'07" (2.18 x 2.01)



Double glazed window to the rear, Karndean flooring, part tiled, radiator, toilet, wash hand basin and bath.

Staircase to Second Floor

Double glazed window to the front, radiator, stairs to the master bedroom with glass banister.

Bedroom One 17'05" x 13'06" Maximum (5.31 x 4.11 Maximum)

Double glazed windows to the side and front, radiator, two built in cupboards, walk in wardrobe with hanging rail and built in drawers, door to the en suite.

En Suite 11'03" x 8'09" Maximum (3.43 x 2.67 Maximum)

Double glazed window to the rear, Karndean flooring, radiator and towel radiator, toilet, wash hand basin, shower cubicle with mains shower, part tiled with built in storage cupboard.

Rear Garden

A modern styled garden with areas of lawn, patio, decking and seating areas with gated side access, selection of plants, trees and shrubs as well as a garden pod with power and light.

Driveway

Providing off road parking for around three vehicles with potential to create further.

Tenure

We are advised by the .Gov website that the property is Freehold.

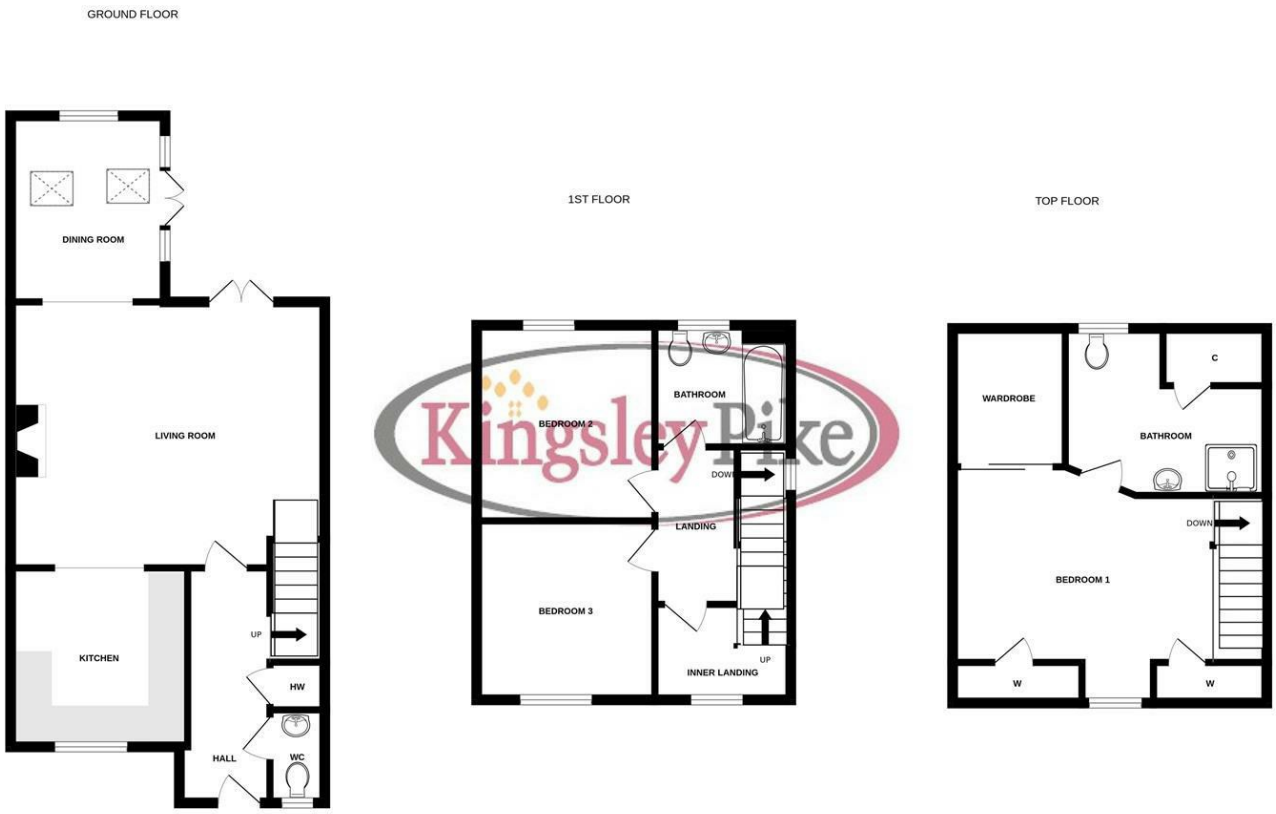
Council Tax

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

Agents Note

Whilst the seller of this home does not need to buy on, they will need to secure a rental property.

Floor Plan



3 BEDROOM END OF TERRACE

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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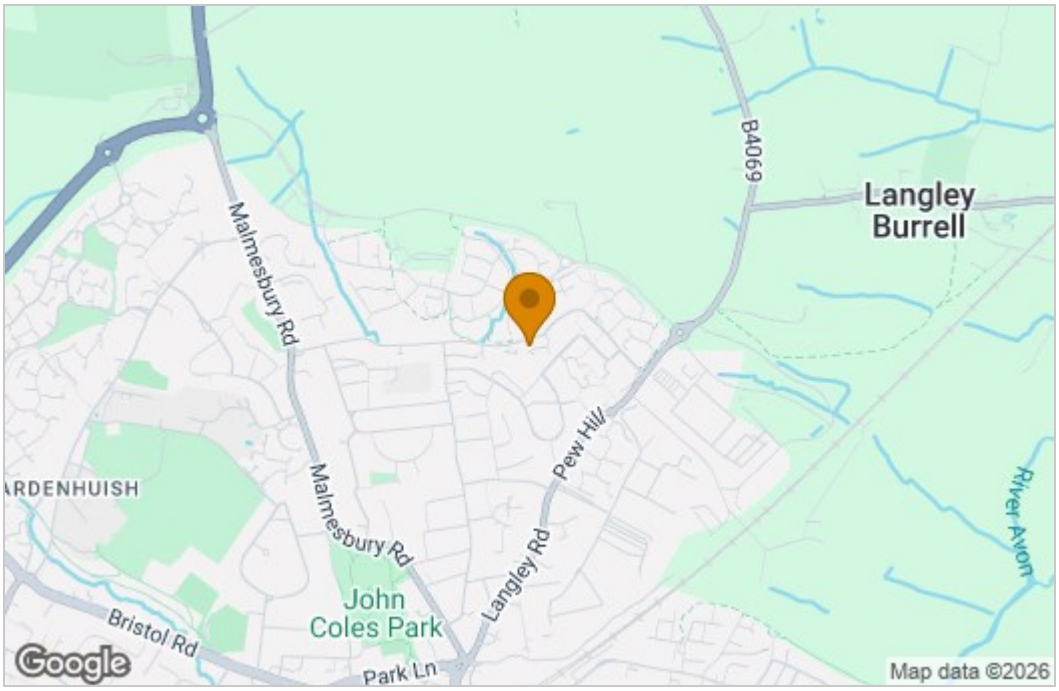
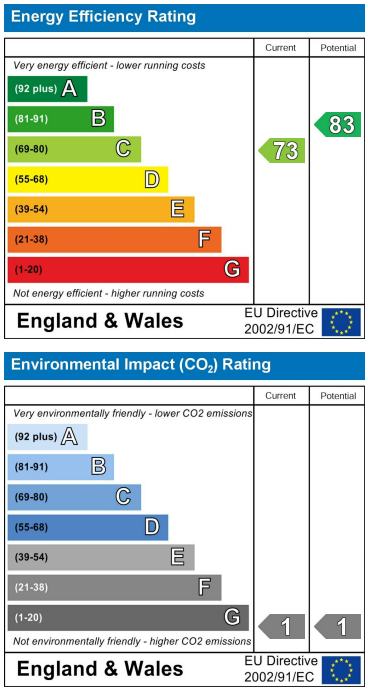
Area Map



Energy Efficiency Graph



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