



13 Orchard Crescent, Chippenham, SN14 0BG

£375,000

BACK TO THE MARKET 04/12 - Located within a favourable cul de sac on the Western side of Chippenham this substantially extended semi detached home sits within a generous plot and also benefits from owned solar panels, car charger and battery storage. Comprising; entrance hall, living room, separate sitting room, kitchen/dining room, utility room, three bedrooms and family bathroom. The driveway provides parking for at least two cars and the rear garden offers areas of patio, lawn, raised beds, shed storage and summer house. VIEWING ADVISED.

Entrance Hall



Double glazed split front door, radiator, laminate flooring, stairs to the first floor, under stairs storage cupboard, doors to the living room and sitting room.

Living Room



Double glazed bay window to the front, radiator, laminate flooring, chimney breast with space for electric fire, folding doors to the kitchen/dining room.

Sitting Room



Double glazed patio doors to the rear, double glazed windows to the side and radiator.



Kitchen/Dining Room



Double glazed window and double glazed Keylite window to the rear, tiled floor, door to the utility room, radiator, space for dining table and chairs, range of floor and wall mounted units, sink and drainer, double electric ovens, electric hob, extractor fan and space for a fridge/freezer.



Utility Room

Double glazed door and window to the rear, tiled floor, sink and drainer, plumbing for a washing machine and dishwasher, floor and wall mounted storage.

Landing

Double glazed window to the side, loft access and doors to the bedrooms and bathroom.

Bedroom One



Double glazed window to the front, radiator, laminate flooring and fitted wardrobes.

Bedroom Two



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

Bedroom Three



Double glazed window to the front, radiator and laminate flooring.

Bathroom



Double glazed window to the rear, radiator, tiled floor, toilet, wash hand basin, vanity storage, bath with shower over and storage cupboard.

Rear Garden



The generous plot has been established and well cared for by the current owners. It comprises of areas of patio, lawn, shingle stone, raised beds, well stocked borders, shed storage and summer house. There is gated side access leads to the driveway.





Solar

The property benefits from owned solar panels and battery storage that substantially reduce the properties electricity consumption. Further information is available on request.



Driveway

Gravelled driveway parking at the front for at least two cars.

Tenure

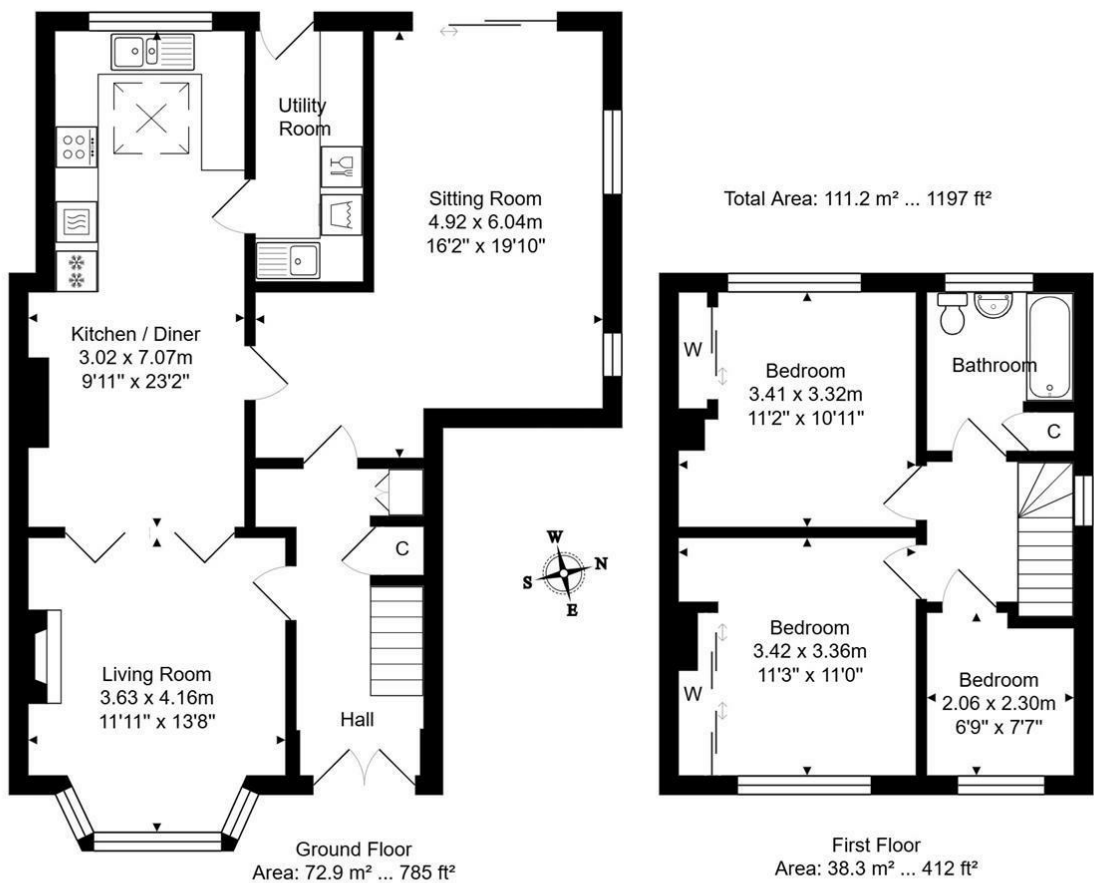


We are advised by the .gov website that the property is Freehold.

Council Tax

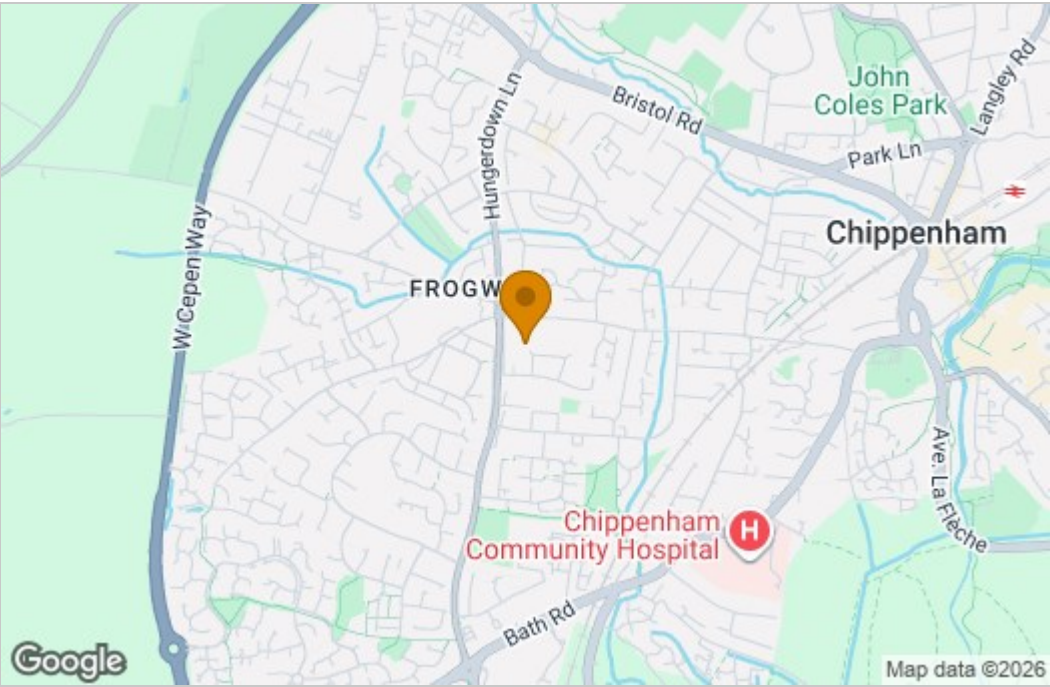
We are advised by the .gov website that the property is band C.

Floor Plan

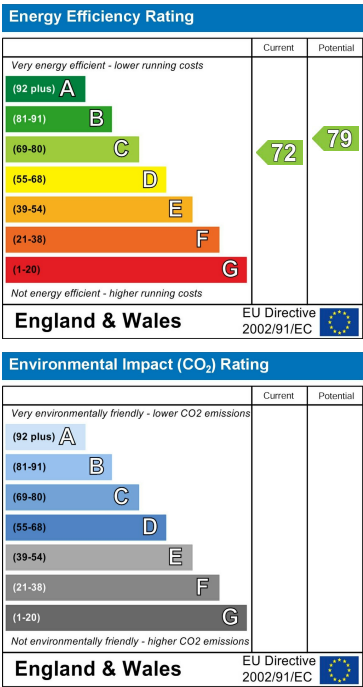


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be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

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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