



**38 Hatherall Drive, Chippenham, SN15 1FW**

**£310,000**

Located on the new development of Birds Marsh View and situated at the end of a cul de sac, a three bedroom semi detached house on three floors. To the rear of the property there is an enclosed garden with patio and to the side a driveway providing off road parking. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.



## Ground Floor

### Entrance Hallway

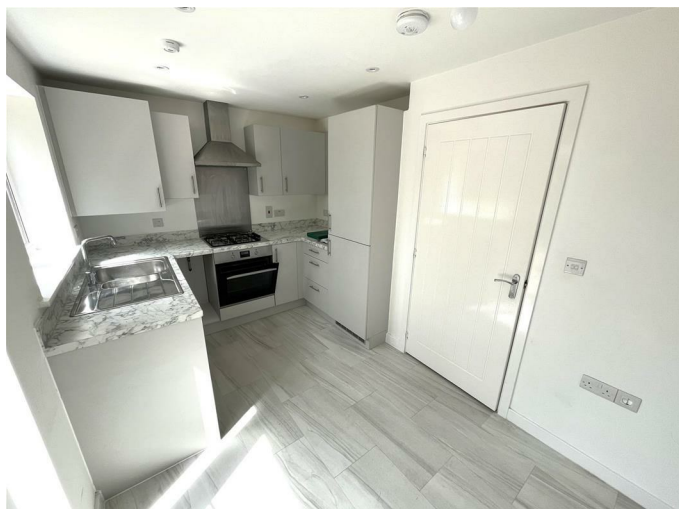
Front door leads into hallway, radiator.

### Living Room 14'02" x 12'10" (4.32m x 3.91m)



Double glazed window, under stairs cupboard, radiator.

### Kitchen / Breakfast Room 12'06" x 8'02" (3.81m x 2.49m)



Double glazed window, door to garden, work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, wall mounted gas boiler, radiator, integrated fridge/freezer and integrated washing machine.



## First Floor

### Landing

Doors to bedroom two, three and bathroom, radiator.

### Bedroom Two 12'08" x 9'03" (3.86m x 2.82m)



Two double glazed windows, radiator.

**Bedroom Three 12'07" x 7'06" (3.84m x 2.29m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, panelled bath, pedestal hand basin, W.C, radiator.

**Second Floor**

**Bedroom One 15'06" 9'01" (4.72m 2.77m)**



Double glazed window, radiator.

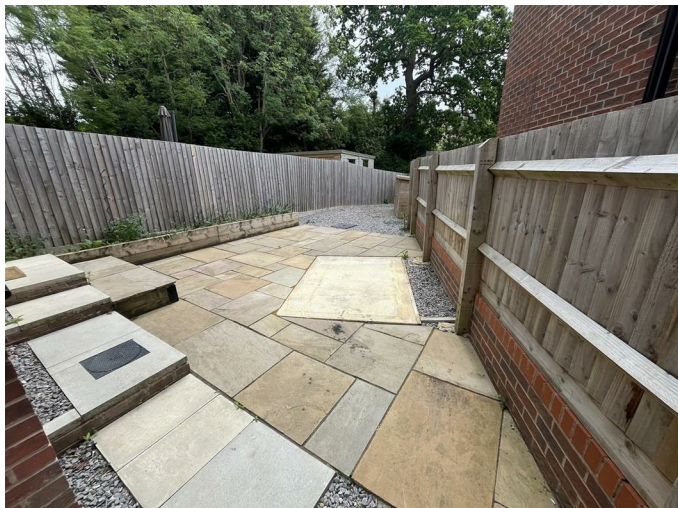
**En Suite Shower**



Skylight window, shower cubicle, hand basin, W.C, radiator, door to cupboard.

**Outside**

**Rear**



To the rear of the property there is an enclosed garden with patio and stone shingle.

**Side**

To the side there is a driveway providing off road parking.

**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

GOV.UK advise Band D.



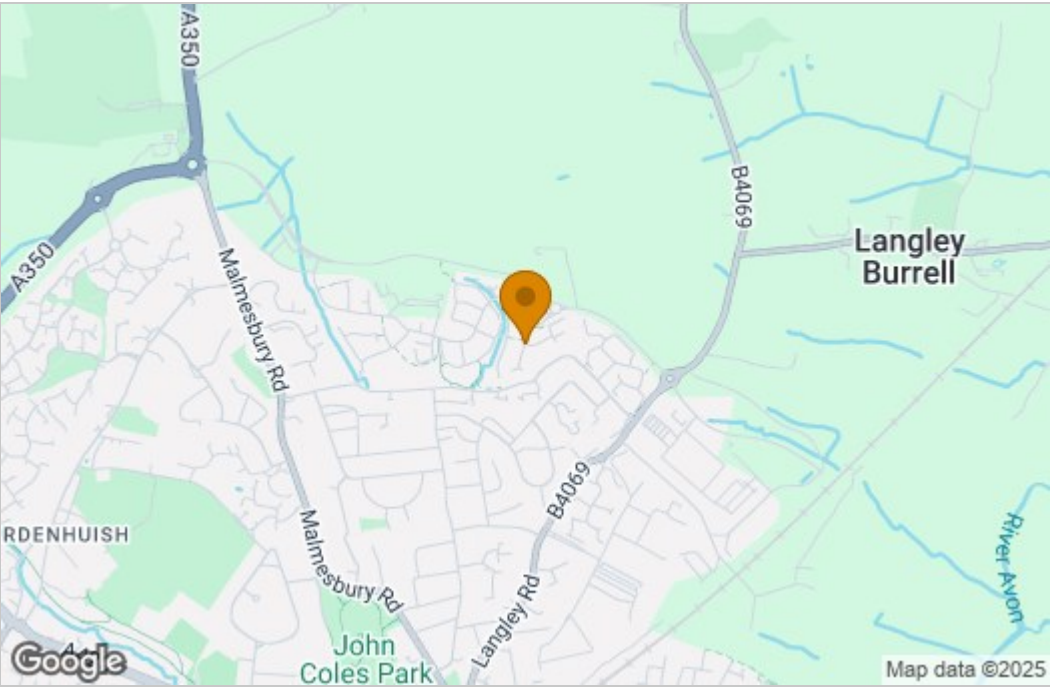
Floor Plan



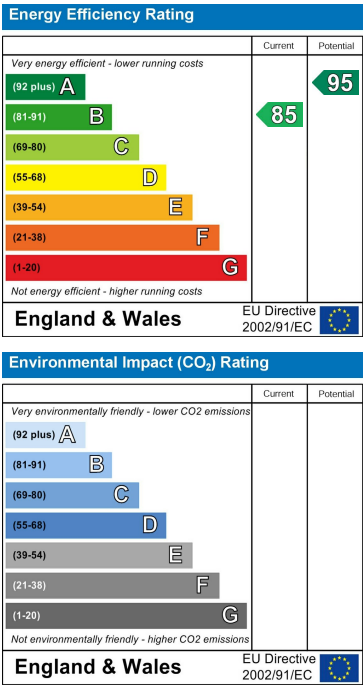
3 BEDROOM SEMI DETACHED HOUSE

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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