

**32 Frogwell, Chippenham, SN14 0DQ**  
**£425,000**

Offered for sale with NO ONWARD CHAIN a characterful Grade II listed semi detached cottage with generous garden, ample driveway parking and double garage that has been partially converted in to living space. Internally comprising; entrance porch, sitting room, dining room, kitchen, shower room, bathroom, three bedrooms on the first floor and a further bedroom on the second floor.

## 32 Frogwell

Located on the Western side of Chippenham, backing on to primary school playing fields the home is ideal for access in and out of the town as well as being convenient for both Sheldon and Hardenhuish secondary schools.

Ample parking is available on the gravelled driveway where there is also a double garage (partially converted to living accommodation)

Entering the property via the porch at the side of the home, it gives access to the dining room with door leading to the lounge with wood burning stove and stone mullion windows, stairs leading to the first floor and doorway to the kitchen at the rear.

The kitchen offers a range of floor and wall mounted units, a number of integrated appliances, door to the rear garden and door to the ground floor shower room.

On the first floor there are two double bedrooms, one single/office and a bathroom.

A further staircase leads to a modest double bedroom on the second floor.

At the rear the generous garden is laid predominantly to lawn with mature shrubs and patio seating.

### Entrance Porch 5'06 x 4'06 (1.68m x 1.37m)

### Sitting Room 14' x 12'06 (4.27m x 3.81m)



### Dining Room 14' x 10'02 (4.27m x 3.10m)



### Kitchen 14' x 14'06 maximum (4.27m x 4.42m maximum)



### Shower Room 8'07 x 5'03 (2.62m x 1.60m)



### Landing

**Bedroom One 13'08 x 13'04 (4.17m x 4.06m)**



**Bathroom 6'07 x 6'03 (2.01m x 1.91m)**



**Bedroom Two 14' x 10'04 (4.27m x 3.15m)**



**Second Floor Bedroom Four 13'04 x 11'02 (4.06m x 3.40m)**



**Bedroom Three 8'10 x 5'08 (2.69m x 1.73m)**



**Gardens**



## Driveway



## Detached Garage



## Council Tax

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

## Tenure

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

## AGENTS NOTES

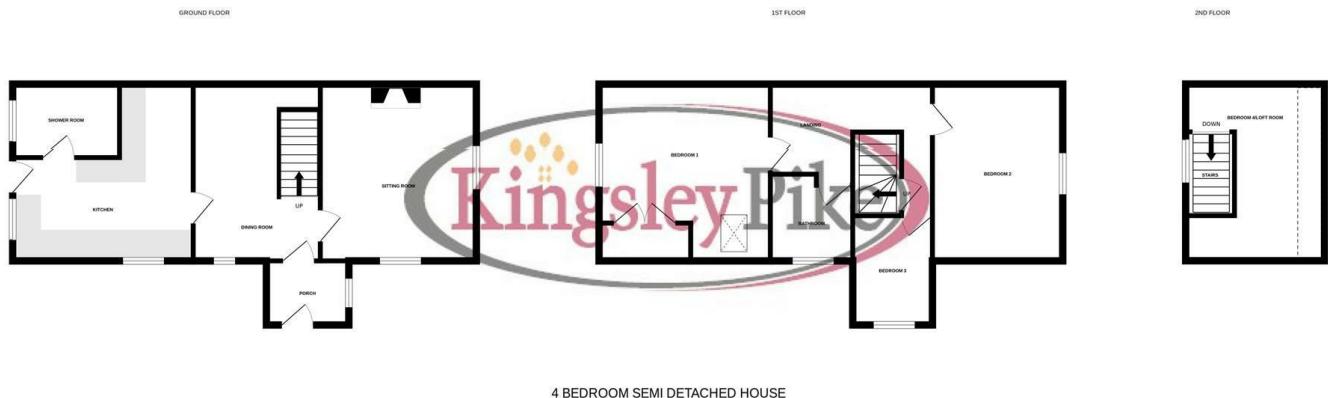
The property is currently tenanted. A number of the images used were taken prior to the current tenancy starting. Please speak with a member of the Kingsley Pike team for further information.

The home is Grade II listed. The relevant permissions should be sought for any changes to the home.

The bedroom in the loft spaces was converted before modern day regulations were required. The room may not meet the standards of today.

The property

## Floor Plan

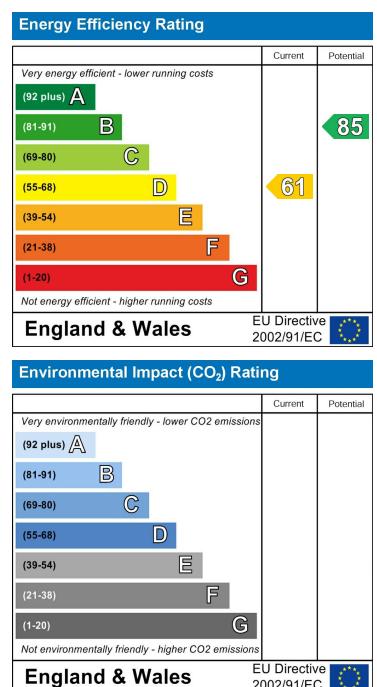


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.