

## **144 Gainey Gardens, Chippenham, SN15 1UH**

**£317,500**

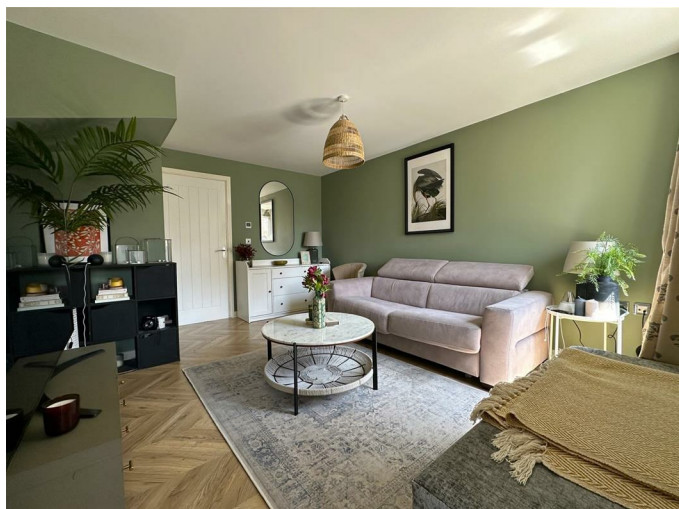
AVAILABLE 14/11 - THREE DOUBLE BEDROOMS - Built in 2021, benefitting from the remainder of its NHBC build guarantee this semi detached home is located only 3.2 miles from junction 17 of the M4 motorway. With accommodation arranged over three floors, internally it comprises; entrance porch, lounge, cloakroom and kitchen/dining room with French doors to the garden. Two double bedrooms and family bathroom on the first floor and a master bedroom with fitted wardrobes and en suite shower room on the top floor. To the rear is a generous garden with patio, garden shed and gated access to the driveway with space for two cars.



### Entrance Porch

Front door, door to lounge.

**Lounge 14'07" x 11'10" (4.45m x 3.61m)**



Double glazed window to the front, radiator, storage cupboard and door to the inner hall.



### Inner Hall

Stairs to the first floor, door to the cloakroom and kitchen/dining room.

### Cloakroom

Radiator, wash hand basin and toilet.

**Kitchen/Dining Room 11'10" x 8'09" (3.61m x 2.67m)**



Double glazed window and double glazed French doors to the rear, radiator, space for a table and chairs, range of floor and wall mounted units, sink and drainer, double electric oven, gas hob, extractor fan, fridge/freezer, dishwasher and washing machine.



**Bedroom Three 11'10" x 8'11" (3.61m x 2.72m)**



### **Landing**

Stairs to the second floor, doors to the bedrooms and bathroom.

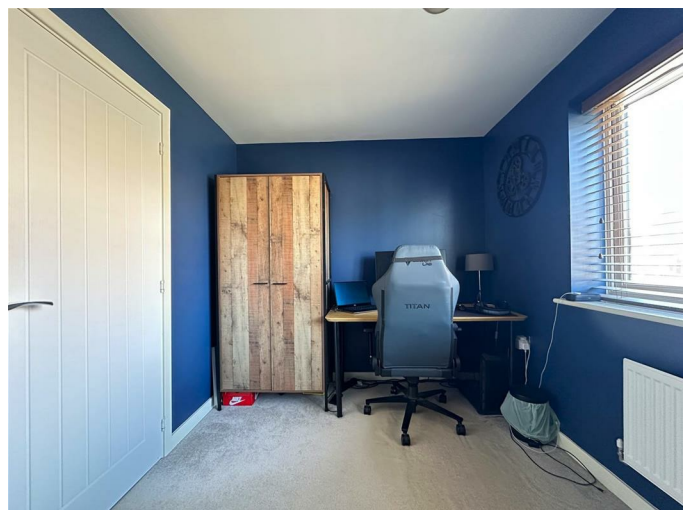
**Bedroom Two 11'10" x 10'06" (3.61m x 3.20m)**



Double glazed windows to the front, wardrobe and radiator.



Double glazed window to the rear and radiator.





## Bathroom



Double glazed window to the side, radiator, toilet, wash hand basin and bath with shower screen and electric shower over.

## Second Floor Landing

Door to the bedroom and storage cupboard.

**Bedroom One 16'11" x 8'05" (5.16m x 2.57m)**



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

## En Suite

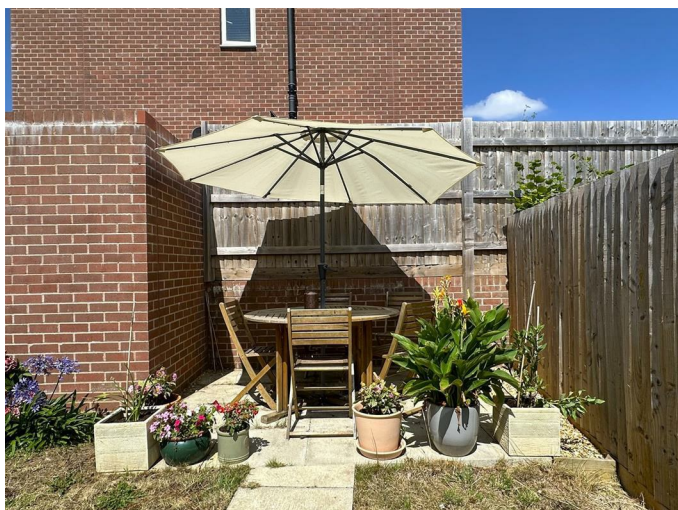


Double glazed skylight window to the rear, radiator, toilet, shelving, wash hand basin and shower cubicle.

## Rear Garden



A generous plot laid to lawn with two areas of patio, hardstanding with garden shed, outside tap and gated side access.



**Driveway**

Space for two cars on the driveway to the side of the property one behind the other.

**Council Tax**

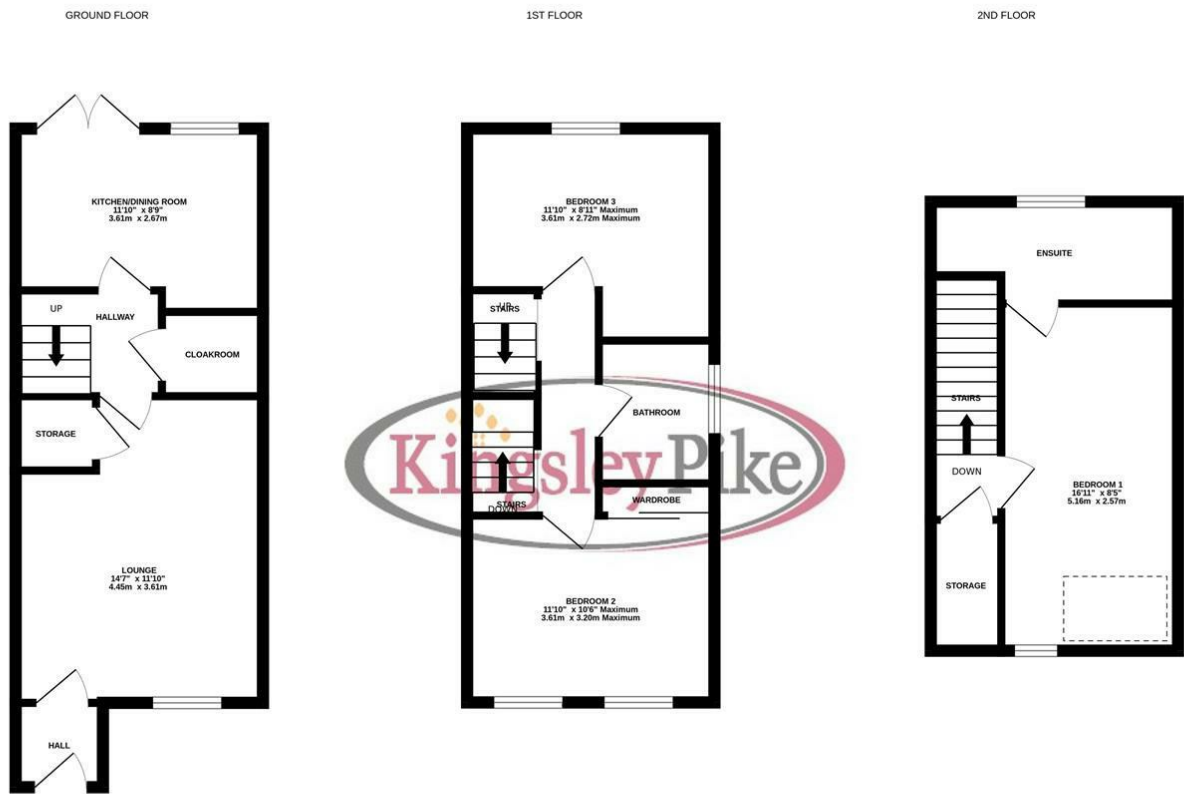
We are advised by the .gov website that the property is band D.

**Tenure**

We are advised by the .gov website that the property is Freehold. There is an estate management charge payable for the upkeep of the area of circa £168 per year.



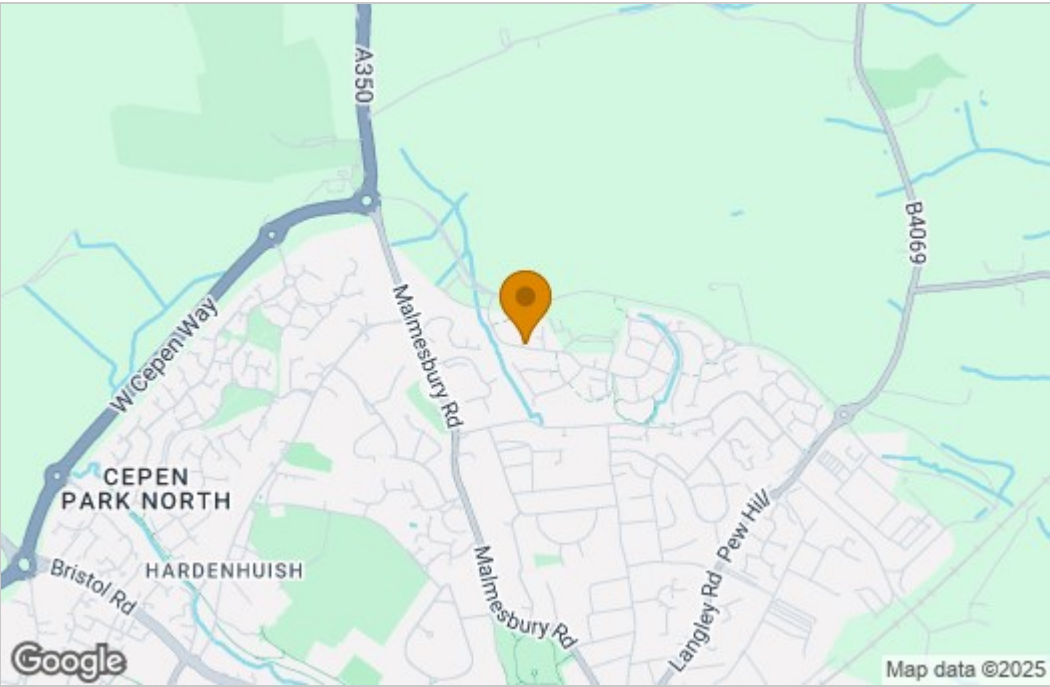
Floor Plan



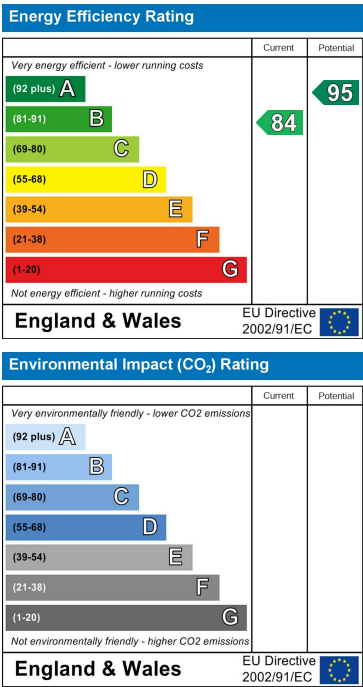
3 BEDROOM SEMI DETACHED HOUSE

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



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.