



**24 Filbert Street, Chippenham, SN15 1FT**

**£284,000**

Set at the bottom of a cul de sac, fronting on to an established green area, this generous two bedroom semi detached home has been well cared for by the current owners. Comprising; entrance hall, lounge, lobby, cloakroom and kitchen/dining room with French doors leading to the garden on the ground floor. On the first floor there is a 11'07" x 11' main bedroom, further double bedroom and bathroom. To the rear the garden has been landscaped to provide areas of patio, lawn, raised beds and shingle stone seating area with gated access to the front. Offered for sale with NO ONWARD CHAIN.

### Entrance Hall

Double glazed front door, radiator, vinyl flooring, door to the lounge and stairs to the first floor.

### Lounge 12'07" x 11'07" (3.84m x 3.53m)



Double glazed window to the front, two radiators and door to the inner hall.



### Inner Hall

Door to the cloakroom, door to the kitchen and vinyl flooring.

### Cloakroom

Toilet, wash hand basin, radiator and vinyl flooring.

### Kitchen/Dining Room 14'08" x 9'03" maximum (4.47m x 2.82m maximum)



Double glazed French doors to the garden, radiator, vinyl flooring, space for a table and chairs, storage cupboard, range of floor and wall mounted units, gas hob, extractor fan, electric oven, integral washing machine, dishwasher and fridge/freezer.



### Landing

Loft access, radiator and doors to the bedrooms and bathroom.

### Bedroom One 11'07" x 11' (3.53m x 3.35m)



Double glazed window to the front, radiator and two built in cupboards.



### Bedroom Two 11'02" x 8'04" (3.40m x 2.54m)



Double glazed window to the rear and radiator.

### Bathroom 6'08" x 6'01" (2.03m x 1.85m)



Double glazed window to the rear, radiator, vinyl flooring, toilet, wash hand basin and bath with shower screen and mains shower over.

### Garden



Landscaped garden providing areas of patio, lawn and raised bedding connected by shingle stone paths. There is a garden store, garden shed and gated side access.

### Parking

The property has two side by side spaces located in front of the house.

### Tenure

We are advised by the .GOV website that the property is freehold. There is an annual estate management charge payable of circa £110.

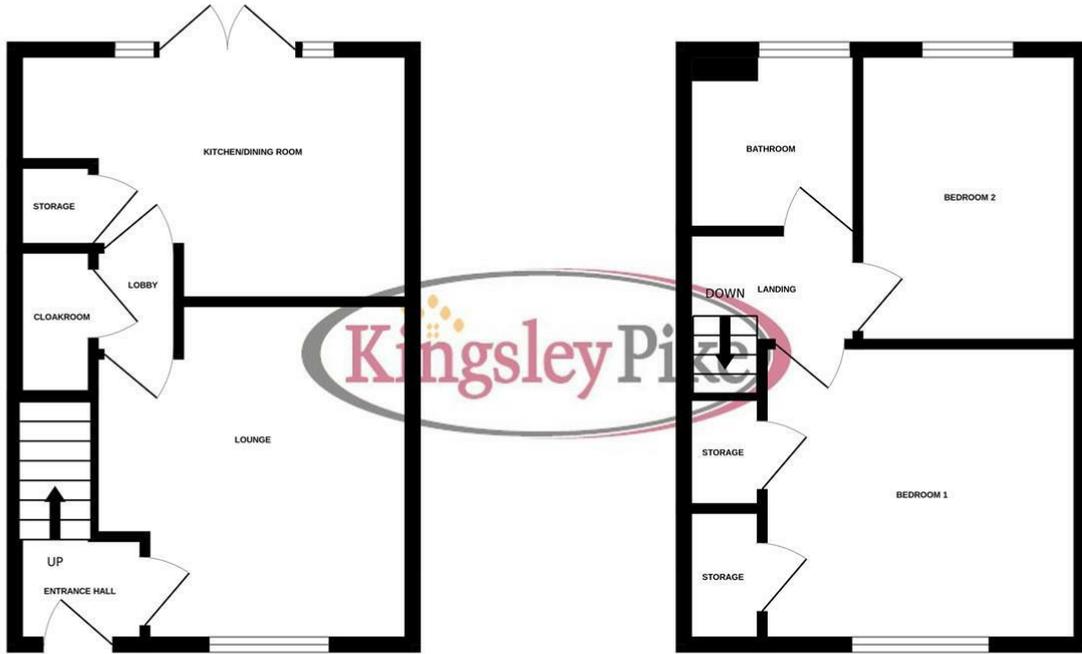
### Council Tax

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

# Floor Plan

GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.

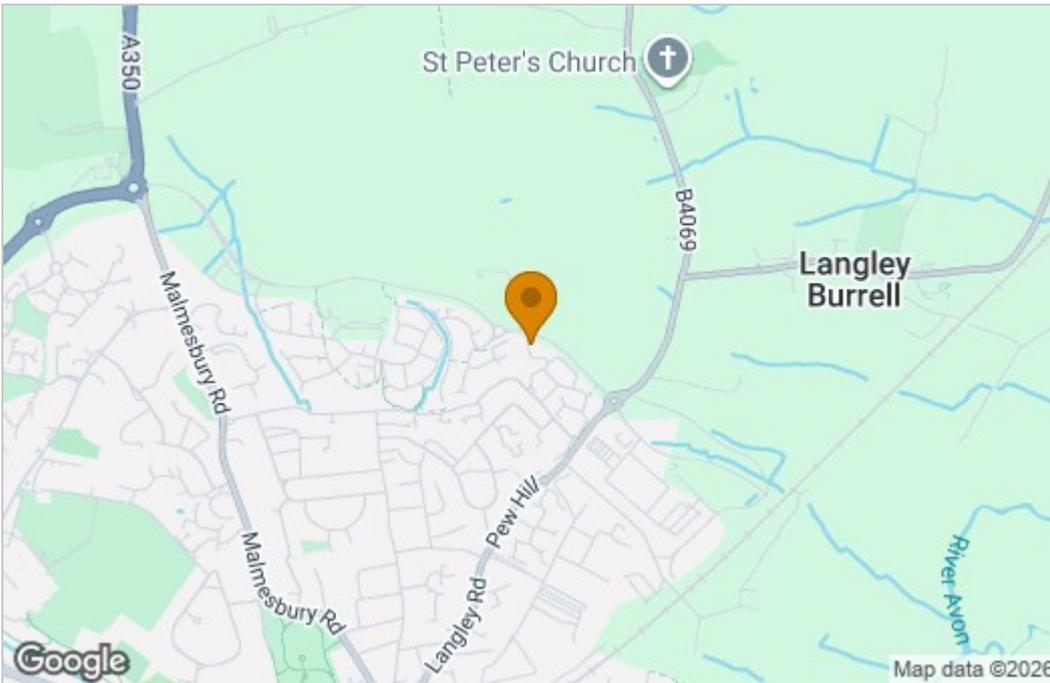


2 BEDROOM SEMI DETACHED HOUSE

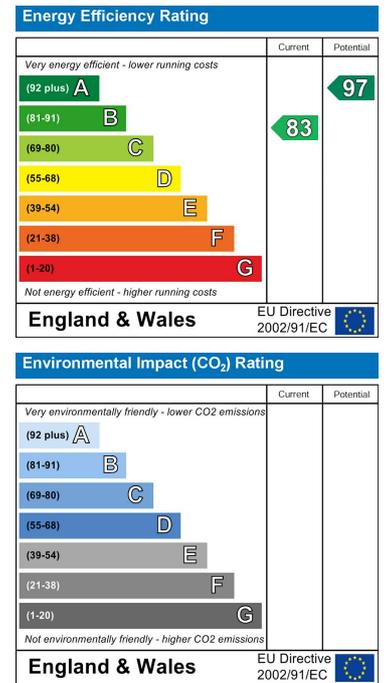
TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

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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