



8 Park Avenue, Chippenham, SN14 0HA

£389,950

Located within close proximity to the town centre with main line railway serving London Paddington and also offering excellent road links to the M4 motorway, also close to well regarded Secondary schools Hardenhuish and Sheldon, a well presented three bedroom semi detached house. The accommodation offer briefly comprises: Entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms and bathroom. To the outside there is a mature garden to the rear, to the front a driveway provides off road parking. Further benefits include double glazing and gas central heating. The property offers itself to potential extension subject to relevant planning permissions, a number of homes within this road have extended.

Entrance Hallway

Front door leads into entrance hallway with stair case to first floor and door to living room, radiator.

Living Room 12'01" max x 10'10" (3.68 max x 3.30)



Double glazed bay window to front, radiator, fireplace, door to dining room.

Dining Room 15'03" x 9'03" (4.65 x 2.82)



Double glazed window to rear, radiator, fireplace opening to garden room.



Garden Room 6'10" x 5'09" (2.08 x 1.75)

Double glazed French doors to garden, and double glazed window to side.

Fitted Kitchen 14'04" x 7'10" (4.37 x 2.39)



Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset gas hob, cooker hood, fitted electric oven, fitted electric

oven, space for larger fridge and larger freezer, under stairs cupboard.

Lobby

Doors to gardens and further door to cloakroom / Utility.

Cloakroom / Utility 5'11" x 4'05" (1.80m x 1.35m)

Double glazed window, W.C, hand basin, plumbing and space for washing machine, radiator.

Landing

Doors to all bedrooms and bathroom, separate WC, window, radiator.

Bedroom One 12'01" x 10'11" (3.68 x 3.33)



Double glazed window, radiator.

Bedroom Two 9'02" x 9'01" (2.79 x 2.77)



Double glazed window, radiator, access to loft.

Bedroom Three 12'01" x 7'11" (3.68 x 2.41)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath with mixer/spray shower attachment, pedestal hand basin, radiator, gas boiler.

Seperate W.C

Double glazed window, W.C.

Outside

Front

To the front there is a driveway providing off road parking, gated side access to the rear.

Rear



To the rear of the property there is an enclosed mature garden, with shrubs and flower borders, patio.



Tenure

We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

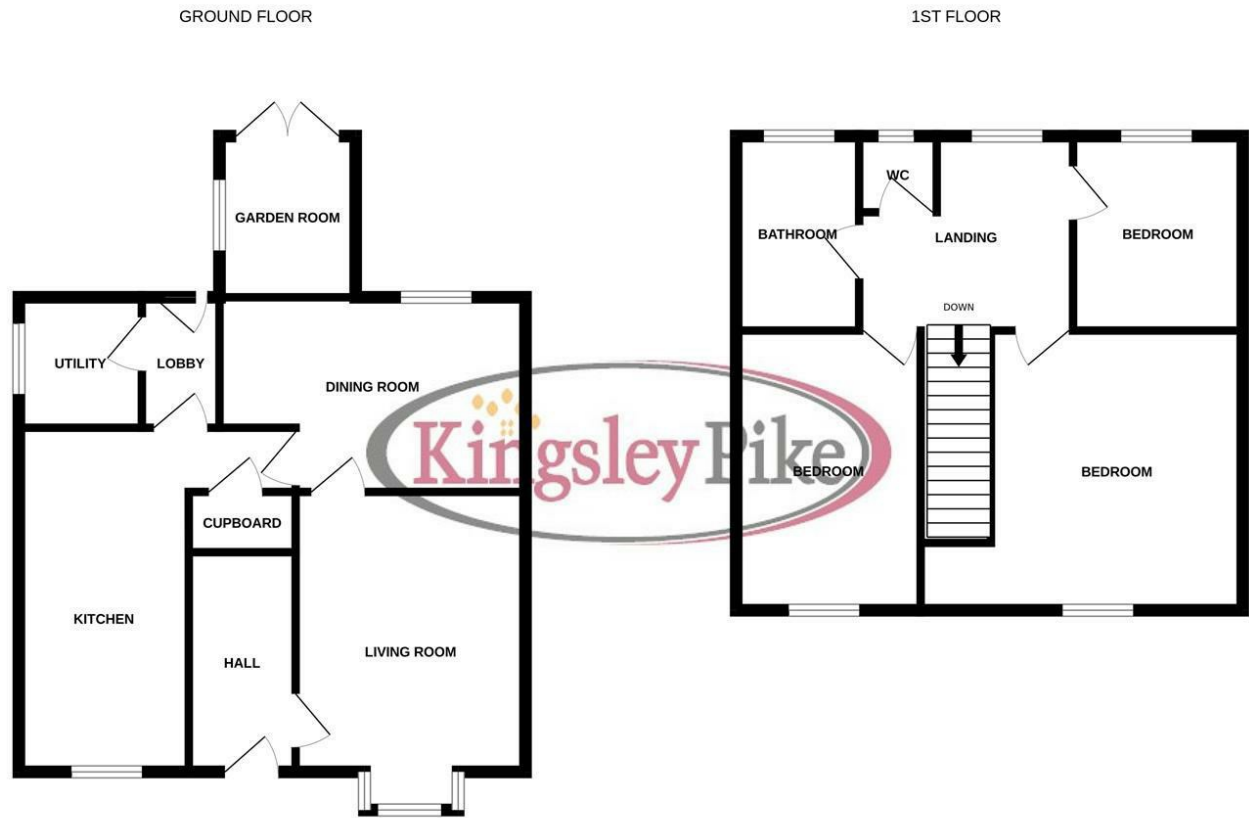
Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

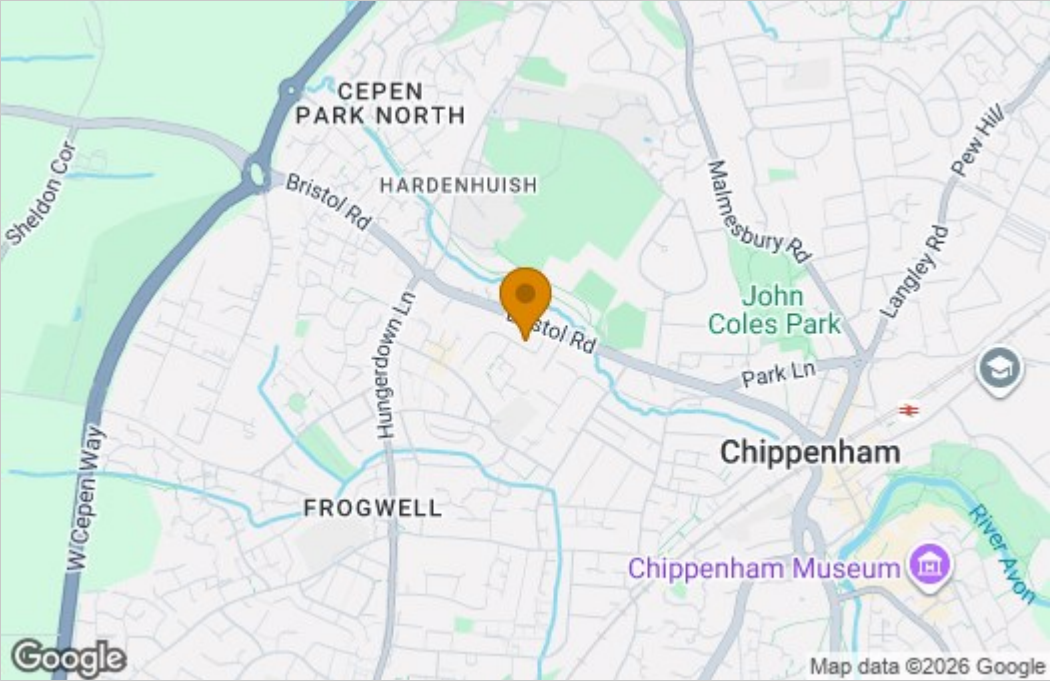
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

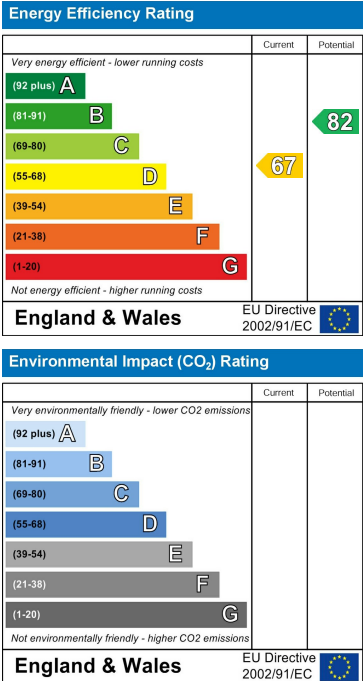
Floor Plan



Area Map



Energy Efficiency Graph



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