



### **3 Seagry Hill, Chippenham, SN15 4SA**

**£240,000**

A mature two bedroom semi detached house positioned on the edge of the sought after village of Sutton Benger. Local pub The Wellesley and well thought of restaurant La Flambe are also in close proximity. The property requires some updating, there is a garden to the front with drive providing off road parking. To the rear there is an enclosed garden laid mainly to lawn with far reaching countryside views. NO ONWARD CHAIN. (Oil Heating not currently connected)

### **Entrance Hallway**

Front door leads into hallway, stair case to first floor, radiator, under stairs cupboard.

### **Living Room 16'09" x 11'0" (5.11m x 3.35m)**



Double glazed windows to both front and rear, two radiators.



### **Newly Fitted Kitchen 10'11" x 8'08" (3.33m x 2.64m)**



Double glazed windows to both rear and side, work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, wall mounted boiler, radiator.



### **Landing**

Doors to bedrooms and bathroom, built in cupboard housing hot water tank.

**Bedroom One 13'04" x 10'06" (4.06m x 3.20m)**



Double glazed window, radiator.

**Bedroom Two 13'08" x 7'08" (4.17m x 2.34m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, bath with shower over, hand basin, W.C, radiator.

**Outside**

**Front**

To the front of the property there is a garden with driveway providing off road parking.

**Rear**



To the rear there is an enclosed garden laid mainly to lawn with far reaching countryside views, gated side access.

**Views To The Rear**



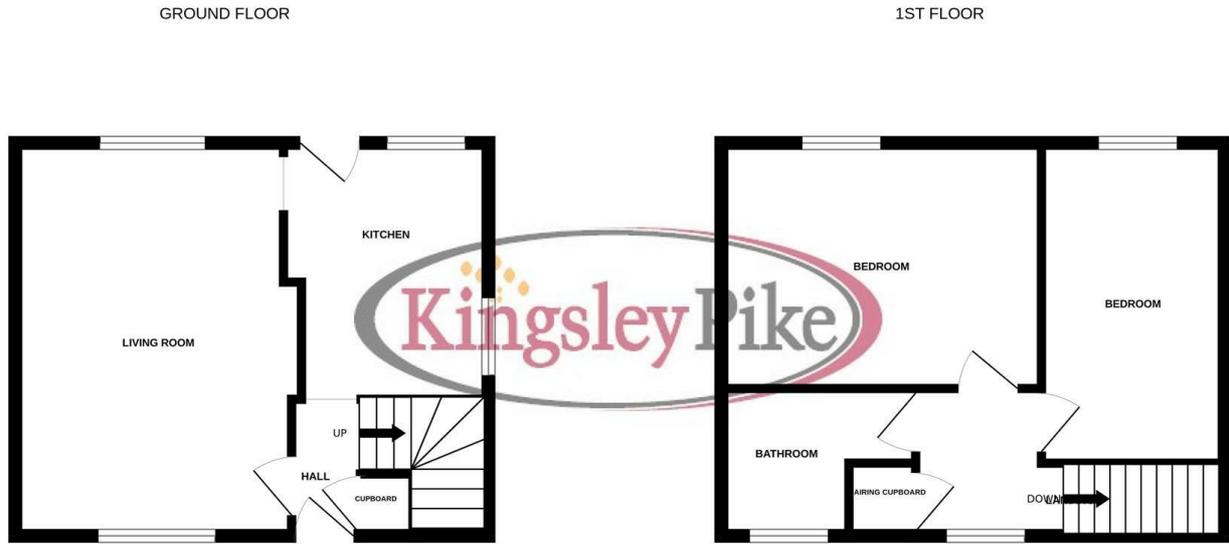
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

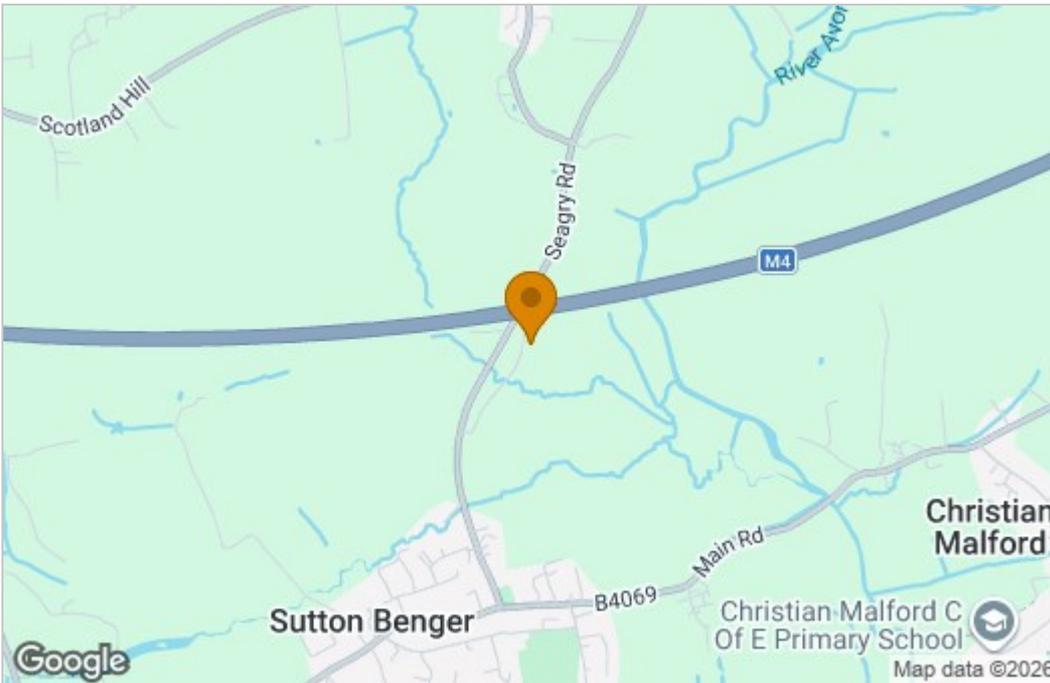
GOV.UK advise band C.

# Floor Plan

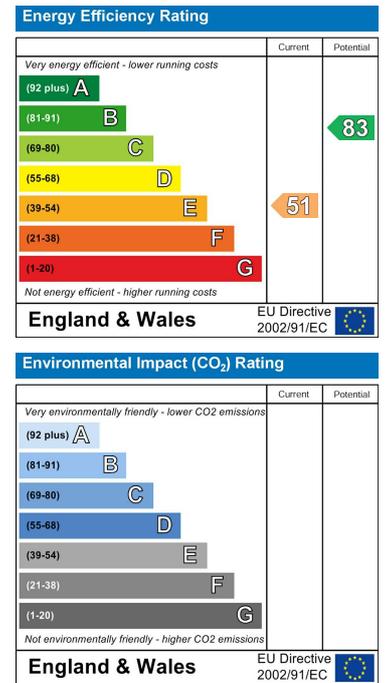


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph



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