



**7 Bull Lane, Chippenham, SN15 1UN**  
**£277,500**

This modern semi detached home with two side by side parking spaces and private landscaped South/West facing garden is well presented and offered for sale with NO ONWARD CHAIN. Set away from main roads it comprises; entrance hall, lounge, kitchen/dining room with integral appliances, cloakroom, two double bedrooms and a bathroom. A perfect first time buy!

## **Entrance Hall**

Double glazed front door, Vinyl flooring and door to the lounge.

## **Lounge 12'10 x 11'10 (3.91m x 3.61m)**



Double glazed window to the front, Karndean flooring , stairs to the first floor, radiator and door to the kitchen/dining room.



## **Cloakroom**

Toilet, wash hand basin, extractor fan and Karndean flooring.

## **Kitchen/Dining Room 12'10 x 11'03 maximum (3.91m x 3.43m maximum)**



Double glazed windows and double glazed French doors to the rear, Karndean flooring, range of floor and wall mounted units, stainless steel sink and drainer, electric hob, electric oven, extractor fan, dishwasher, washing machine fridge/freezer, storage cupboard and door to the cloakroom.



## Landing



Loft access, doors to the bedrooms and the bathroom.

## Bedroom One 12'09 x 9'04 (3.89m x 2.84m)



Double glazed window to the front, radiator, cupboard and wardrobe.

## Bedroom Two 12'09 x 7'06 (3.89m x 2.29m)



Double glazed window to the rear and radiator.

## Bathroom 6'04 x 6 (1.93m x 1.83m)



Extractor fan, wash hand basin, toilet, bath with shower screen and shower over.

## Rear Garden

South West facing landscaped garden with areas of patio and lawn, raised beds, outside tap and steps leading down to a garden shed and further slate shingle seating area. There is gated side access to the front of the property.



### Parking



Two side by side parking spaces located to the front of the home.

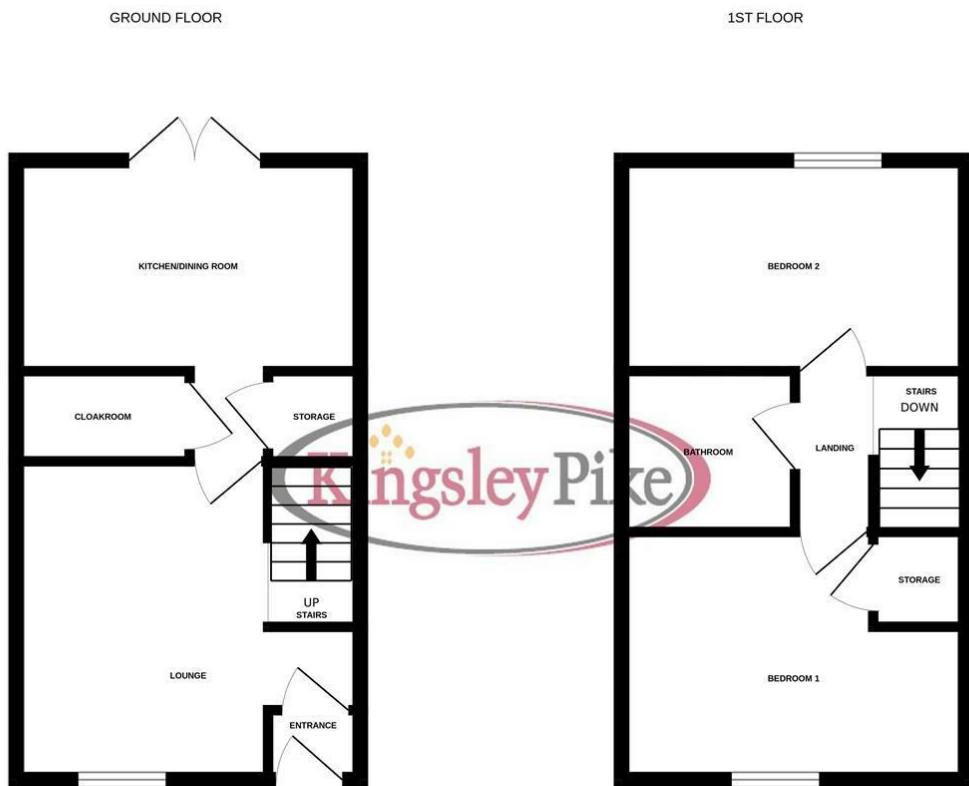
### Tenure

We are advised that the property is Freehold. There is an estate management charge payable for the upkeep of the area circa £160 for the year.

### Council Tax

We are advised that the property is band C

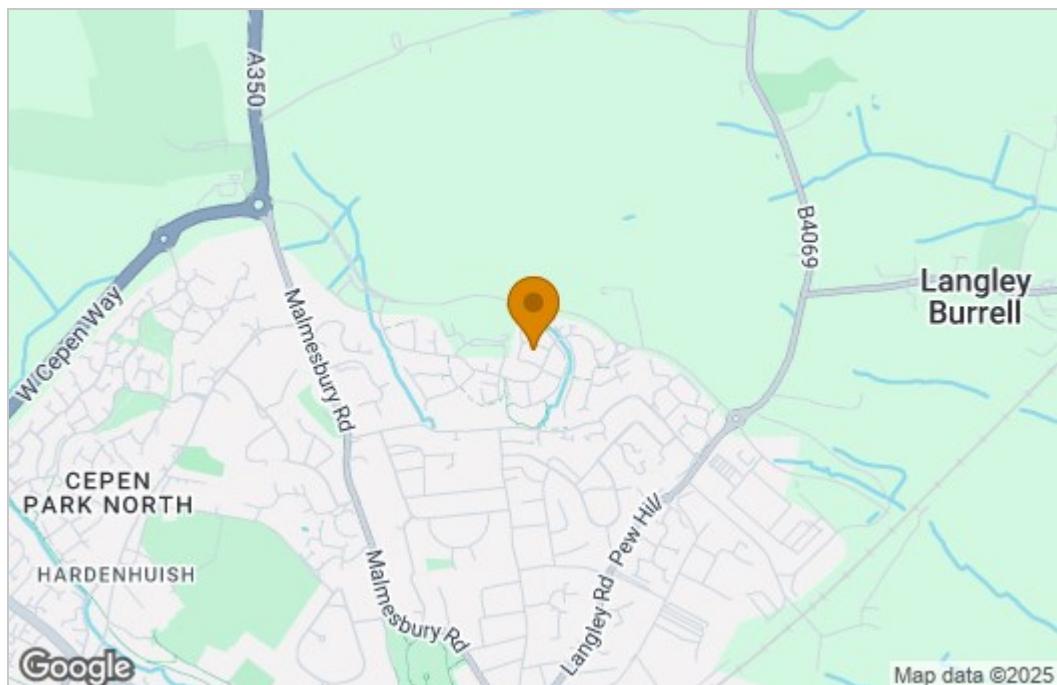
## Floor Plan



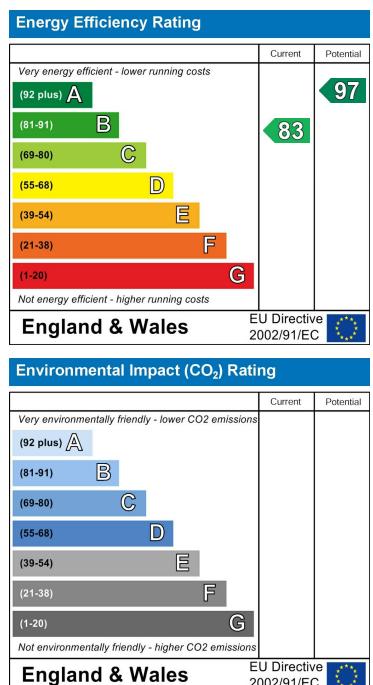
2 BEDROOM SEMI DETACHED HOUSE

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.