



**23 Fair View, Chippenham, SN14 8BS**

**£315,000**

Situated in Thickwood, Colerne and offered for sale with no onward chain, an opportunity to purchase an extended semi detached home with off road parking space and generous rear garden. Internally comprising; entrance hall, lounge, family room, kitchen/dining room, three bedrooms, bathroom and toilet. NO ONWARD CHAIN.



### Entrance Hall



Double glazed front door, double glazed window to the front, radiator, laminate flooring, stairs to the first floor, door to the lounge, kitchen/dining room and family room.

### Lounge 14'11 x 10'10 (4.55m x 3.30m)



Double glazed window to the front, double glazed window to the rear and radiator.

### Family Room 17'04 x 11'01 (5.28m x 3.38m)



Double glazed windows, tiled floor, French doors to the garden and radiator.

### Kitchen/Dining Room 18'11 x 8'04 (5.77m x 2.54m)



Double glazed windows to the front and rear, laminate flooring, space for a table and chairs, floor and wall mounted units, sink and drainer, electric oven, electric hob, extractor fan, space for a fridge/freezer, plumbing for washing machine and dishwasher.





### Landing

Double glazed window to the rear, radiator, storage cupboard, doors to the toilet, bathroom and bedrooms.

### Bedroom One 11'05 x 10'01 (3.48m x 3.07m)



Double glazed window to the front, electric heater and wardrobe.

### Bedroom Two 11' x 10' maximum (3.35m x 3.05m maximum)



Double glazed window to the front, electric heater and wardrobe.

### Bedroom Three 7'08 x 6'02 (2.34m x 1.88m)



Double glazed window to the rear and electric heater.

### Bathroom



Double glazed window to the rear, radiator, wash hand basin, bath, part tiled and shower cubicle.



### **Toilet**

Double glazed window to the rear, toilet and store cupboard.

### **Garden**



Generous plot laid to areas of lawn, raised beds, mature shrubs, patio/paving with garden shed storage and seating.



### **Driveway**

There is a single private paved parking space to the front with further on street space.

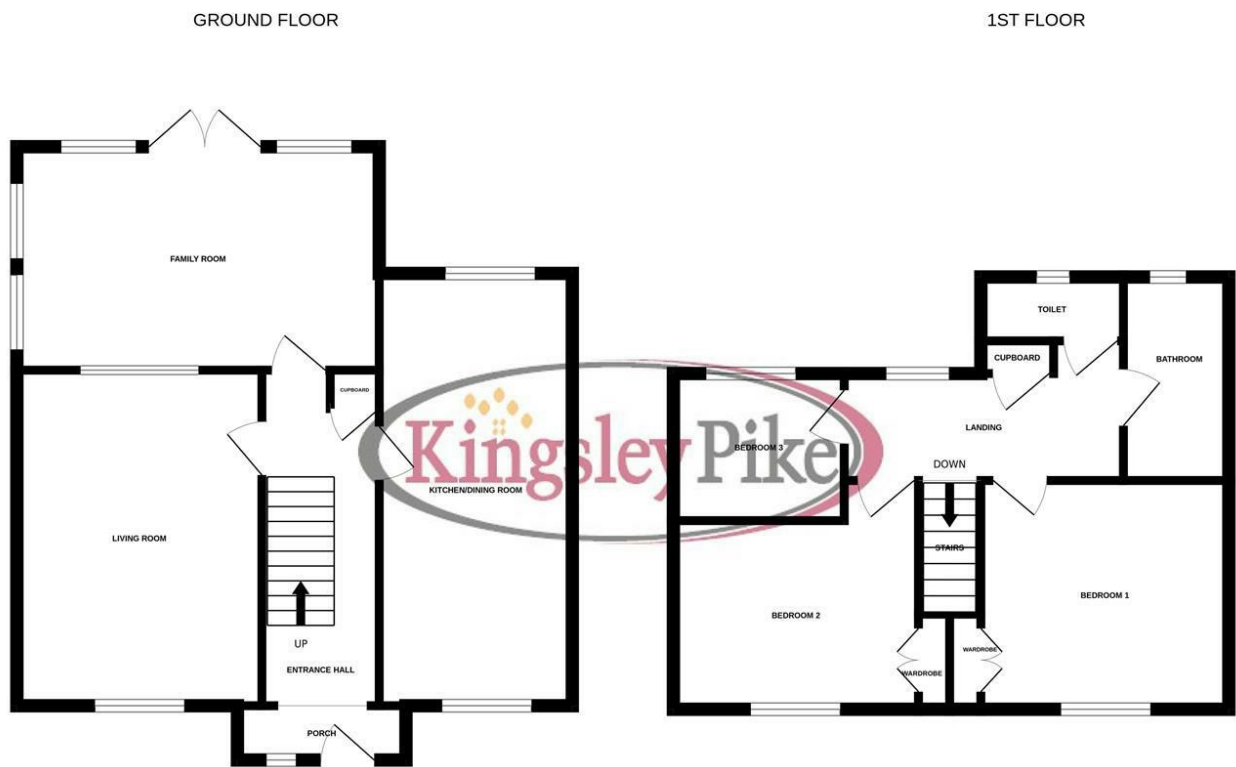
### **Tenure**

We are advised by the .gov website that the property is Freehold.

### **Council Tax**

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

Floor Plan



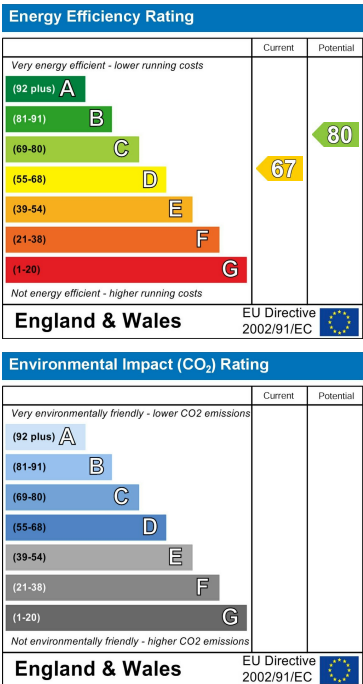
3 BEDROOM SEMI DETACHED HOUSE

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



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