



198 Wood Lane, Chippenham, SN15 3EE

£235,000

Offered for sale with NO ONWARD CHAIN an opportunity to make this end of terrace home with circa 85ft of rear garden your own. The accommodation currently comprises; entrance hall, lounge, kitchen/dining room, toilet, three bedrooms and shower room. Situated within striking distance of primary and secondary schools.

Entrance Hall

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

Lounge 14' x 11'11" (4.27m x 3.63m)



Double glazed window to the front, radiator, chimney breast with gas fire and door to the kitchen/dining room.

Kitchen/Dining Room 17'04" x 9'08" maximum (5.28m x 2.95m maximum)



Double glazed windows to the side and rear, double glazed door to the rear leading in to the garden, laminate flooring, under stairs cupboard, floor and wall mounted units, gas cooker and hob, washing machine, space for a fridge/freezer, stainless steel sink and drainer, laminate flooring, space for a table and chairs.



Toilet/Wet Room 3'11" x 2'10" (1.19m x 0.86m)

This space was created for the previous owner to avoid regular use of the stairs to the first floor shower room but could be removed. It currently comprises,; double glazed window to the side, toilet and shower.

Landing



double glazed window to the side, doors to the bedrooms, shower room and over stairs cupboard.

Bedroom One 10'11" x 7'05" (3.33m x 2.26m)



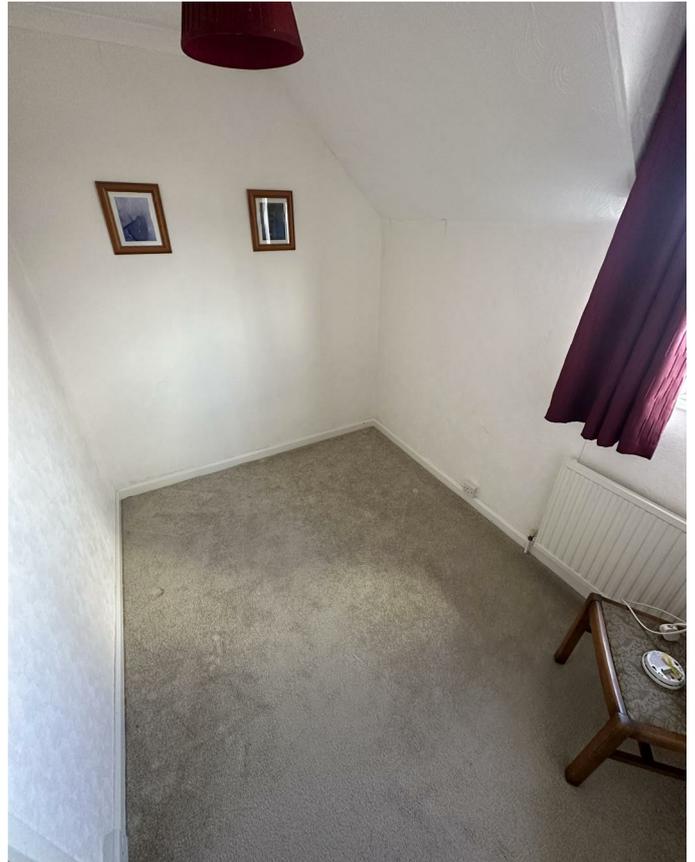
Double glazed window to the front, radiator and built in wardrobes.

Bedroom Two 10'03" x 7'11" (3.12m x 2.41m)



Double glazed window to the rear and radiator.

Bedroom Three 9'01" x 6'09" (2.77m x 2.06m)



Double glazed window to the rear and radiator.

Shower Room 7'04" x 6' (2.24m x 1.83m)



Double glazed window to the side, radiator, toilet, wash hand basin and walk in shower cubicle.

Rear Garden



A particular feature of this home is the circa 85ft x 23ft rear garden. Laid to areas of Patio, lawn and raised decking there is also a generous shed/workshop.



Agents Note

There is a right of access over the garden from the connected neighbouring property.

Council Tax

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

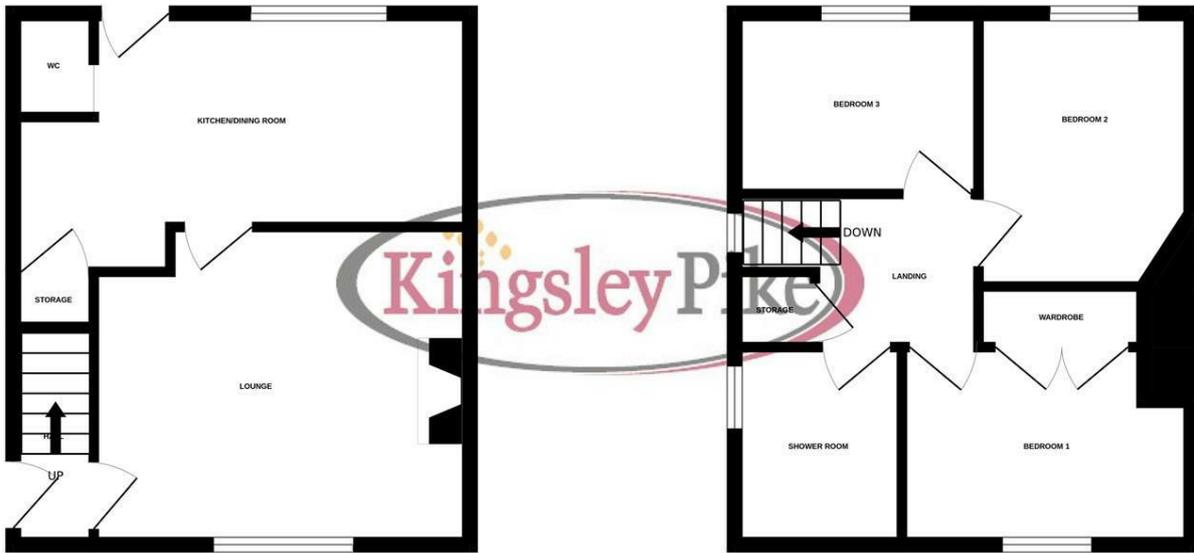
Tenure

We are advised by the .GOV website that the property is freehold.

Floor Plan

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



3 BEDROOM END OF TERRACE HOUSE

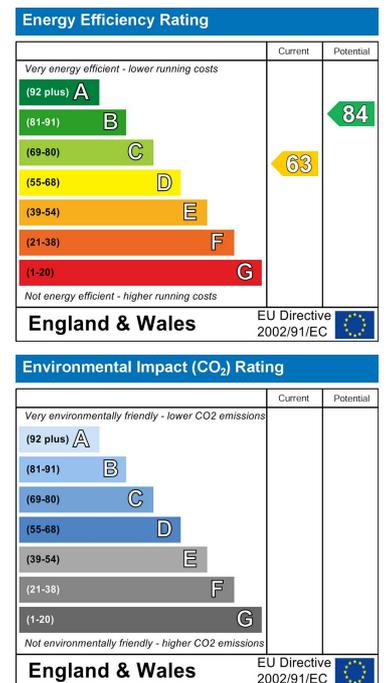
TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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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