



**49 Wessex Road, Chippenham, SN14 0LR**

**£279,950**

Fantastic transport links to London, Swindon, Bath, Bristol | Just 1 mile from Chippenham town centre and railway station | Close to amenities | Driveway with off road parking for 2 cars | Extensive, landscaped private garden | Bathroom with separate bath and shower | Two well proportioned double bedrooms and a generous single bedroom | Spacious kitchen/diner with ample storage space | 20'11 living area with patio doors opening out onto the garden | A Spacious 3 bedroom home.

### Hallway

Double glazed front door, tiled floor, stairs to the first floor, doors to the lounge and kitchen/dining room.

### Lounge 20'11 x 10'10 (6.38m x 3.30m)



Double glazed window to the front, double glazed patio doors leading to the garden, laminate floor and radiator.

### Kitchen/Dining Room 20'11 x 12'01 maximum (6.38m x 3.68m maximum)



Double glazed window to the front, double glazed window and door to the rear, tiled floor, space for a dining table and chairs, radiator, range of floor and wall mounted units, island unit, Belling cooker with eight ring gas hob, grill, two electric ovens and pan drawer, extractor fan over, plumbing for a slim line dishwasher, plumbing for a washing machine, sink and drainer, space for an American style fridge/freezer, space for a tumble dryer and under stairs storage cupboard.

### Landing

Doors to bedrooms, bathroom, airing cupboard and radiator.

### Bedroom One 12'04 x 10'10 (3.76m x 3.30m)



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

### Bedroom Two 12'03 x 8'10" (3.73m x 2.69m)



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

### Bedroom Three 12'08 x 8' maximum (3.86m x 2.44m maximum)



Double glazed window to the rear, radiator and wardrobe.

### **Bathroom 8'01 x 7'05 (2.46m x 2.26m)**



Double glazed windows to the rear, towel radiator, wash hand basin, vanity storage, bath, separate shower cubicle and tiled floor.

### **Rear Garden**



Generous plot with mature plants and shrubs including established Magnolia tree, areas of patio, lawn, garden shed/store and gated rear access.

### **Driveway**

Paved driveway in front of the house that the current owners park two cars upon.

### **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 B.

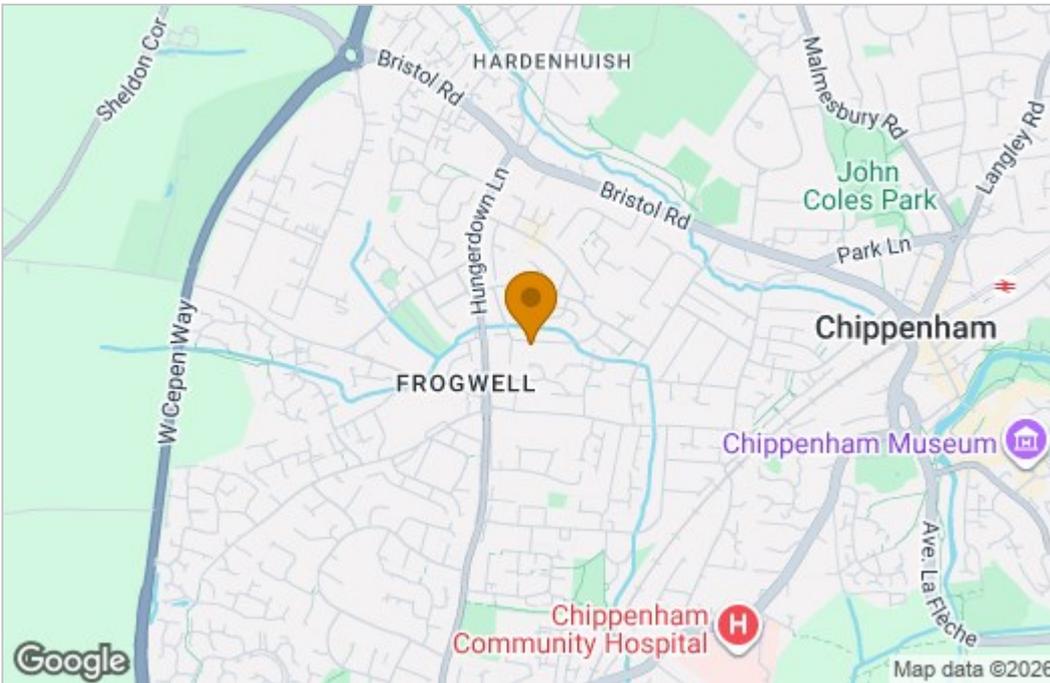
# Floor Plan



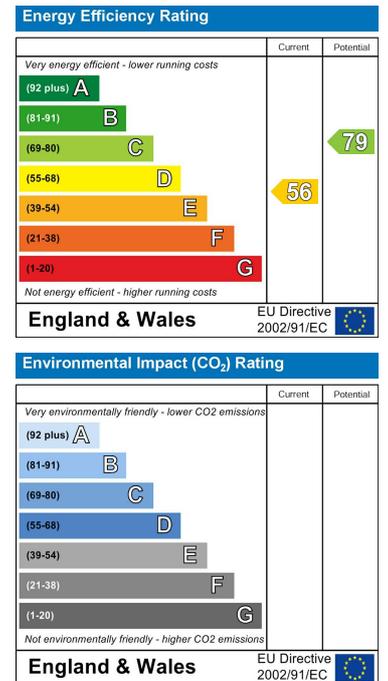
3 BEDROOM TERRACE HOUSE

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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