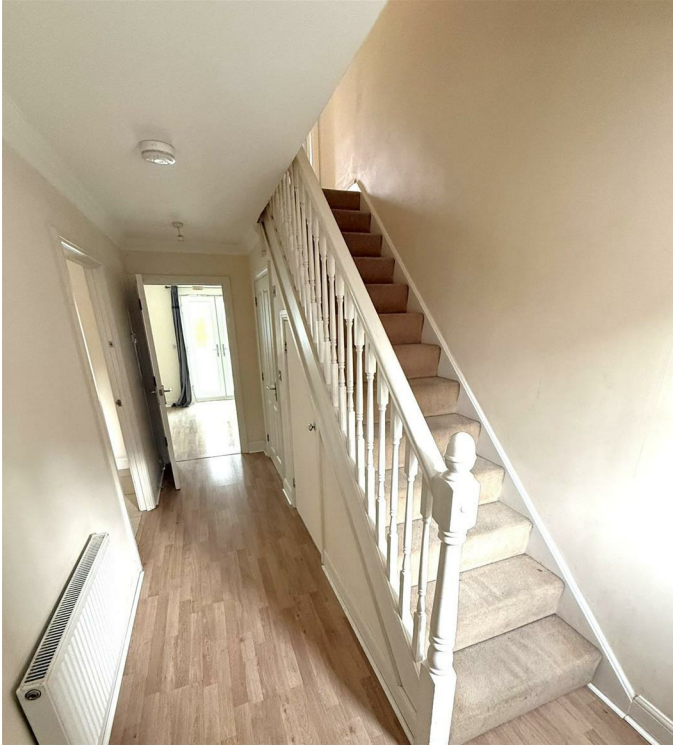


9 Coppice Close, Chippenham, SN15 2FD

£295,000

Located on the Western side of Chippenham, offering excellent road links to both the M4 motorway and the town centre of Chippenham with main line railway station serving London Paddington, a modern three bedroom terrace home with accommodation arranged on three floors. To the rear there is a courtyard style garden with paving stones and access to the parking. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

Entrance Hall



Front door and double glazed window to the front, radiator, stairs to first floor, under stairs cupboard, doors to the living room, cloakroom and kitchen.

Cloakroom

Radiator, wash hand basin and W.C.

Living Room 15'04" x 10'03" (4.67 x 3.12)



Double glazed window and double glazed French doors to the rear and radiator.

Conservatory 11'05" x 10'05" (3.48 x 3.18)



Double glazed windows to the side and rear, double glazed French doors to the garden, radiator, tiled floor and glass roof.

Kitchen/Dining Room 15'06" x 8'0" (4.72 x 2.44)



Double glazed window to the front, tiled floor, range of floor and wall mounted units, stainless steel sink and drainer, electric hob, cooker hood, double electric oven, plumbing for a washing machine, integrated fridge/freezer, integrated dishwasher, radiator and space for a table and chairs.



First Floor Landing

Doors to the family bathroom, bedroom two and bedroom three, airing cupboard and stairs to second floor.

Bedroom Two 12'06" x 7'11" (3.81 x 2.41)



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

Bedroom Three 10'4" x 8'0" max (3.15 x 2.44 max)



Double glazed window to the rear, radiator.

Family Bathroom



Double glazed window to the rear, radiator, W.C, wash hand basin, bath with shower over.

Lobby to Second Floor

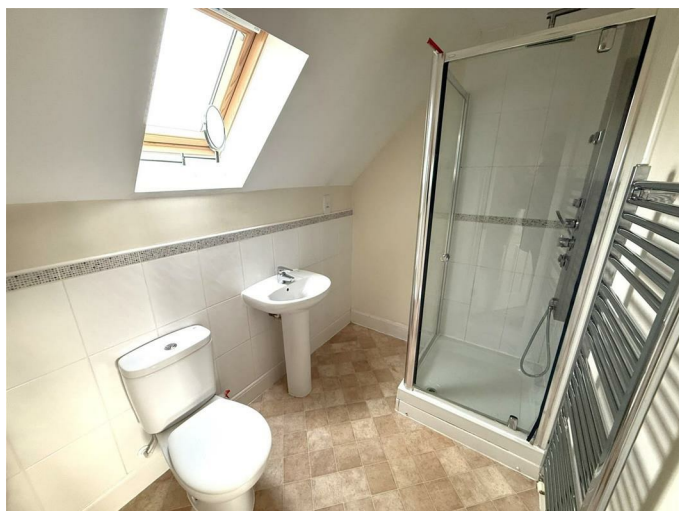
Double glazed window to front, radiator and stairs to first floor.

Master Bedroom 15'03" x 15'0" Max (4.65 x 4.57 Max)



Double glazed window to the front, radiator, built in wardrobe and door to the en suite.

En Suite



Double glazed 'Velux' window, part tiled, wash hand basin, W.C, shower cubicle, radiator.

Outside

Rear Garden



Courtyard style rear garden, laid to patio with gated access to the parking.

Parking

Allocated parking.

Tenure

GOV.UK advise Freehold.

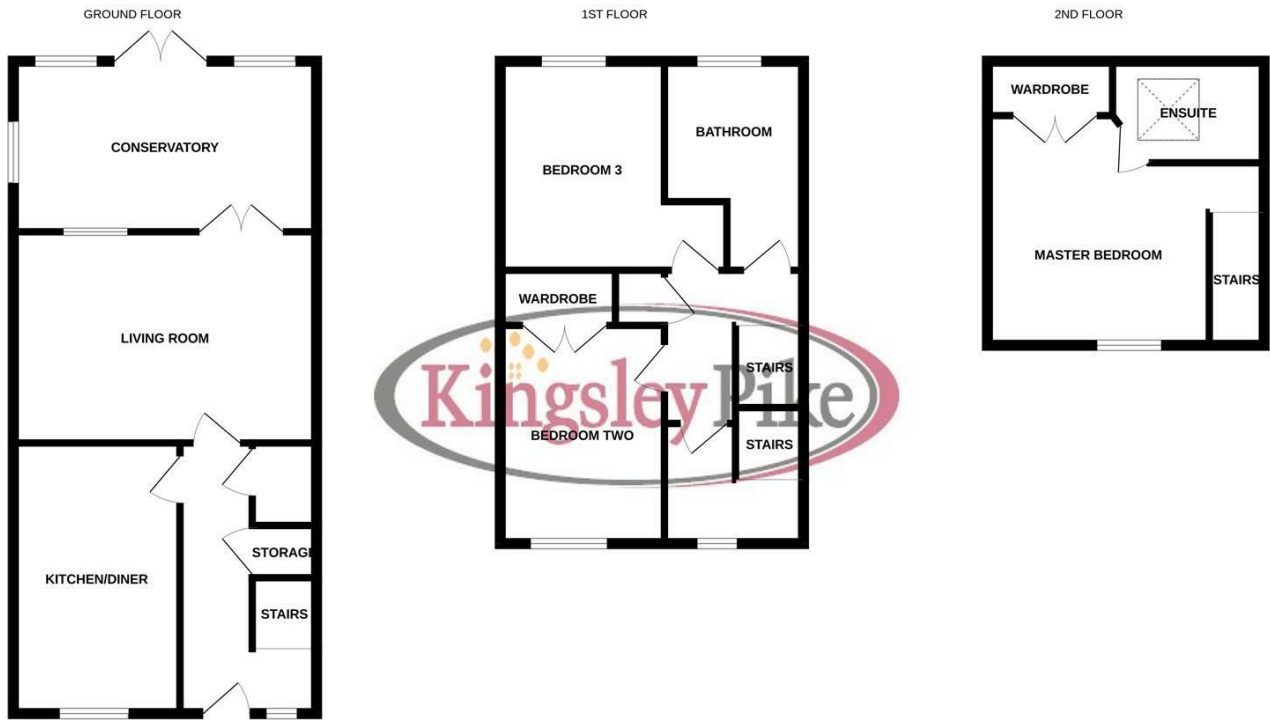
Council Tax Band

GOV.UK advise Band D

Development charge

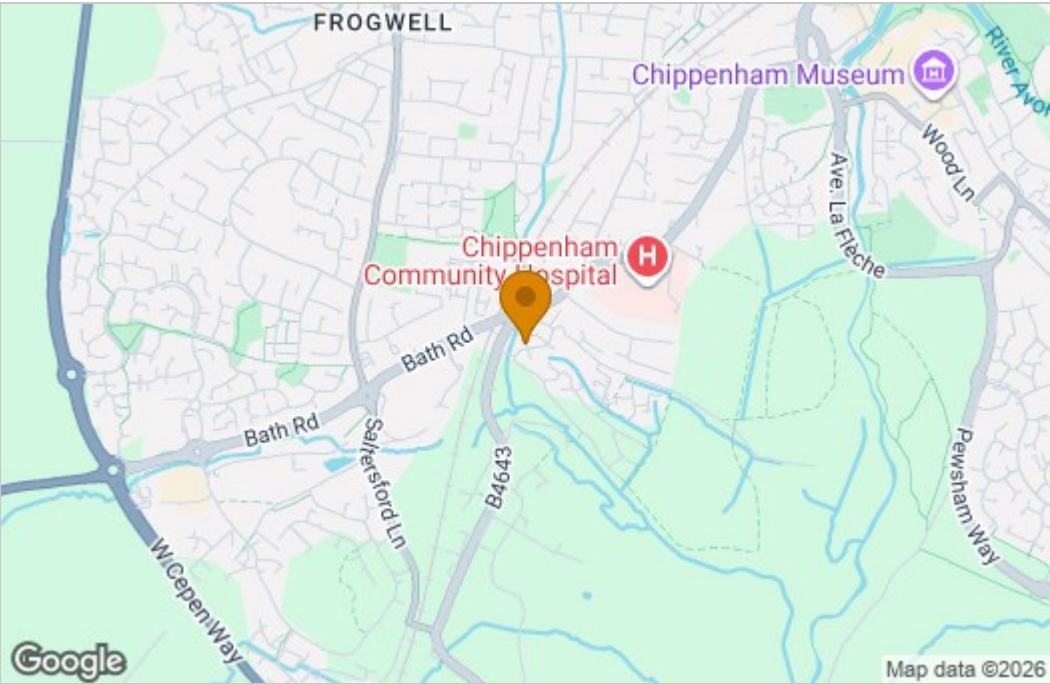
TBC

Floor Plan

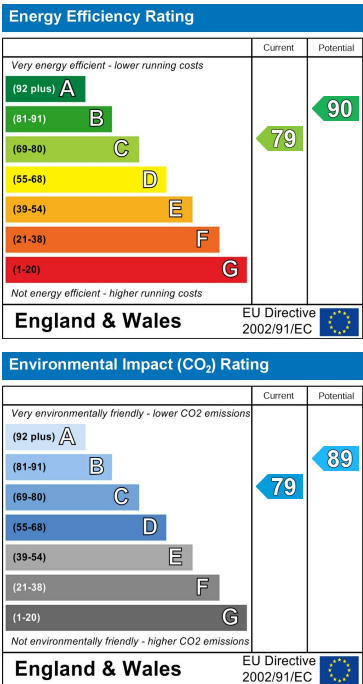


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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