



**76 Great Mead, Chippenham, SN15 3QJ**

**£325,000**

Located within close proximity to the the town centre and main line railway station, a well presented four bedroom town house with accommodation arranged over three floors. The property features a modern fitted kitchen and also benefits from gas central heating and double glazing. To the rear there is an enclosed garden which has recently been re landscaped and includes a composite decking with uplighters. To the front there is a well stocked flower bed and parking space.

## Ground Floor

Front door leads into entrance hallway.

### Entrance Hallway



Doors to Living / Dining Room, re fitted kitchen, cloakroom, staircase to first floor, radiator.

### Cloakroom

Double glazed window, W.C. hand basin, radiator.

**Living / Dining Room 18'01" x 13'0" narrow to 9'06" (5.51 x 3.96 narrow to 2.90)**



Double glazed window and double glazed doors to garden, two radiators, return doors to kitchen.

**Modern Fitted Kitchen 10'09" x 10'03" (3.28 x 3.12)**



Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset five burner gas hob with cooker hood, fitted double electric oven with built in combination microwave, integrated dishwasher, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler, plinth heater.

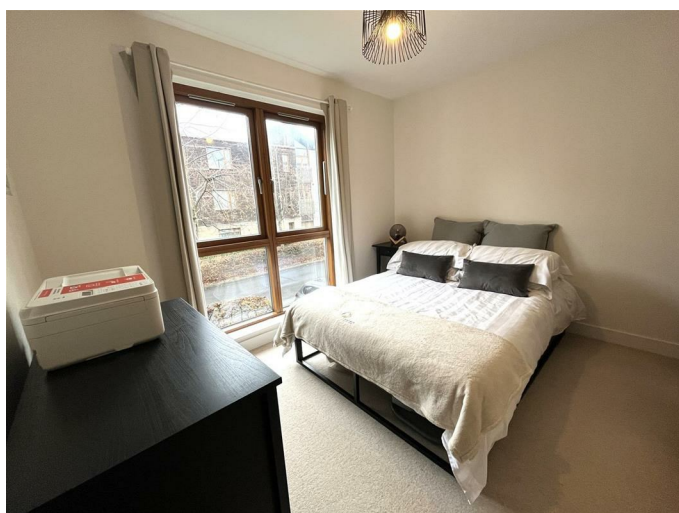


## First Floor Landing



Double glazed window, radiator, stair case to second floor.

## Bedroom Two 10'05" x 10'0" (3.18 x 3.05)



Double glazed window, radiator, fitted wardrobe.

## Bedroom Four 10'05" x 8'10" (3.18 x 2.69)



Double glazed window, radiator, fitted wardrobe.

## Family Bathroom



Double glazed window, panelled bath with mixer/spray shower attachment, W.C, hand basin, radiator.

## Second Floor Landing

Double glazed window, built in cupboard housing hot water tank, doors to bedrooms.

## Bedroom One 10'06" x 10'0" (3.20 x 3.05)



Double glazed doors to the front with 'Juliette' balcony, radiator, door to en suite, built in wardrobe.

## En Suite Bathroom



Double glazed window, fully tiled shower cubicle, hand basin, W.C., radiator.

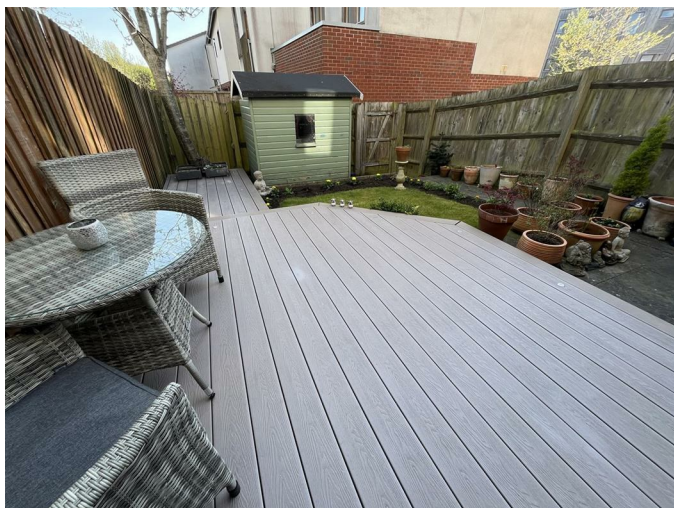
## Bedroom Three 10'11" x 8'10" inc Wdrbs (3.33 x 2.69 inc Wdrbs)



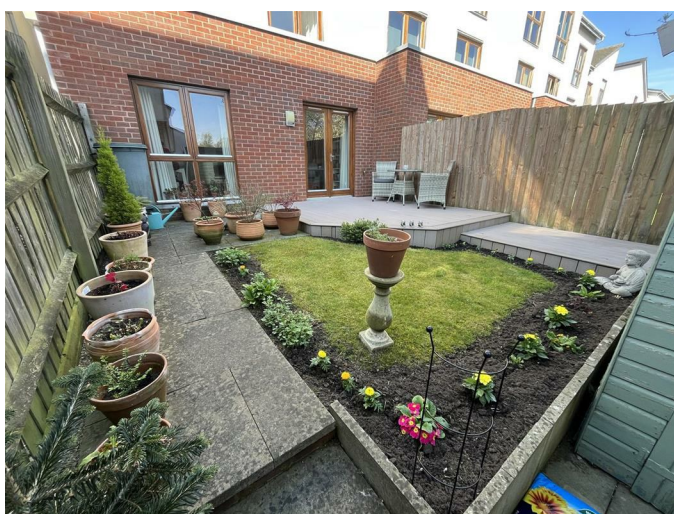
Double glazed window, radiator.

## Outside

## Rear



The rear garden has recently been landscaped and now includes a composite deck with uplighters there is also a timber shed, new gate and flower borders.



## Front

To the front there is an allocated parking space and well stocked flower bed.

**Tenure**

We are informed by the seller that the tenure of this property is Freehold.

We have been advised by the Vendor that there is an Estate Charge that is Approximately £300.00 Year.

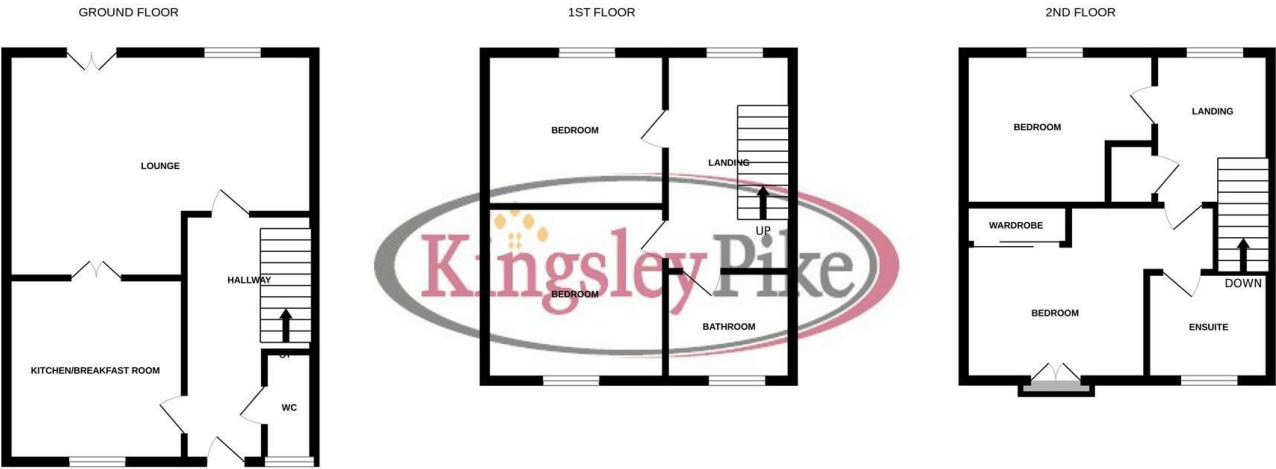
**Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

**Opening Times**

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

Floor Plan

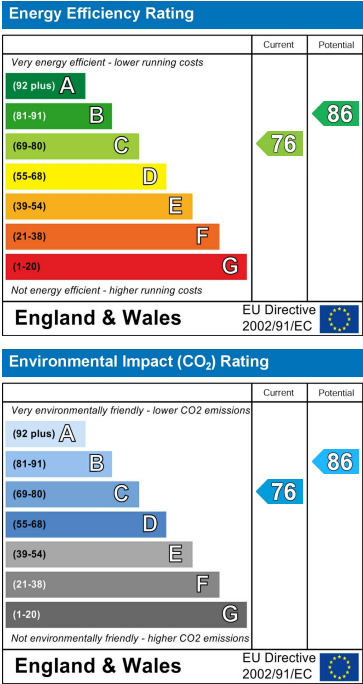


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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