



**40 Ladyfield Road, Chippenham, SN14 0AN**

**£298,000**

Having been modernised by the current owners, this much improved double fronted semi detached home is conveniently located for access to the town centre and local amenities. The accommodation comprises: entrance hall, living room, separate dining room, re fitted kitchen and cloakroom on the ground floor. On the first floor there are three double bedrooms and a family bathroom with separate shower and bath. To the rear of the property there is a generous garden and to the front off road parking.

## Hall



Stair case to first floor, laminate flooring, radiator, under stairs cupboard, door to the lounge, dining room and kitchen.

## Lounge 17'10" x 11'02" (5.44 x 3.40)



Double glazed windows to the front and rear, radiator and laminate flooring.

## Dining Room 9'09" x 9'05" (2.97 x 2.87)



Double glazed window, laminate flooring and radiator.

## Kitchen 12'05" x 7'11" (3.78 x 2.41)



Double glazed window to the rear, stable door to the garden, Vinyl flooring, re fitted floor and wall mounted units, stainless steel sink and drainer, double electric oven, gas hob, integral fridge and freezer, integral washing machine, wall mounted gas fired boiler and door to the cloakroom.

## Cloakroom 3'11" x 3'03" (1.19 x 0.99)

Double glazed window, toilet, tiled floor and storage.

## Landing

Doors to all bedrooms and bathroom. Double glazed window to the rear.

**Bedroom One 11'03" x 11'02" Max (3.43 x 3.40 Max)**



Double glazed window, radiator.

**Bedroom Two 13'07" x 9'05" Max (4.14 x 2.87 Max)**



Double glazed window, radiator, built in cupboard.

**Bedroom Three 10'04" x 8'01" (3.15 x 2.46)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, Vinyl floor, bath, wash hand basin and separate shower cubicle.

**Rear Garden**



To the rear of the property there is a generous garden laid to areas of patio shingle stone, raised beds and lawn with garden shed, summer house (used as a bar area) and gated side access.

**Driveway**

Gravelled area providing off road parking. The current owners park two cars off of the road.

**Tenure**

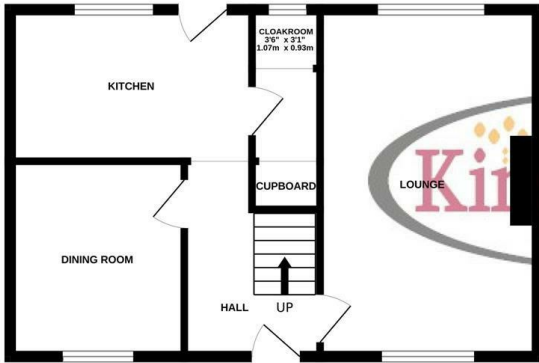
We are advised via the .Gov website that the property is freehold.

**Council Tax**

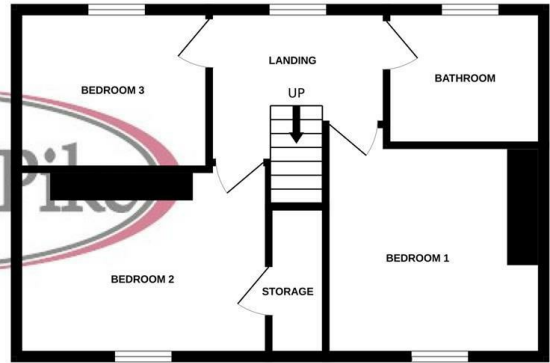
We are advised via the .Gov website that the property is band C.

# Floor Plan

GROUND FLOOR



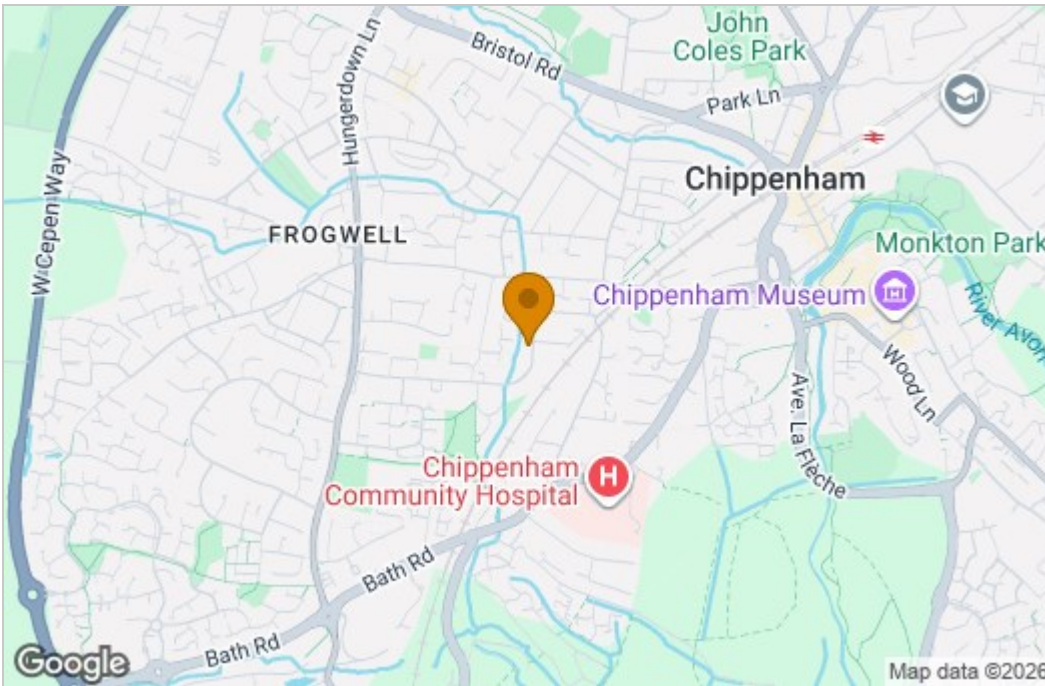
1ST FLOOR



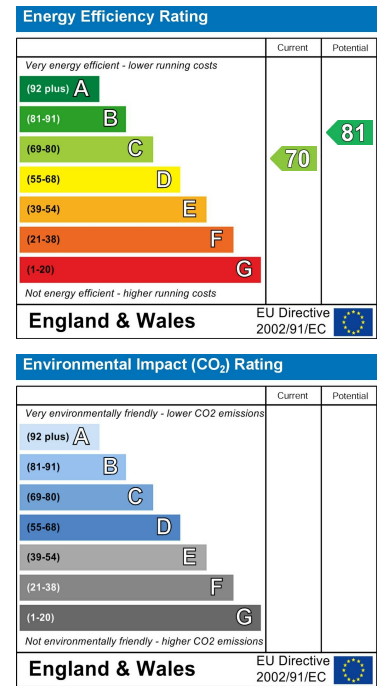
3 BEDROOM SEMI DETACHED HOUSE

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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