



29 Eastern Avenue, Chippenham, Wiltshire, SN15 3LP
£275,000

Located to the North of Chippenham within easy reach of both the Train Station and the Town Centre a well presented Three Bedroom Semi-Detached house situated in the ever popular area of Monkton Park. To the rear of the property is an enclosed tiered garden laid mainly to lawn with a garage and area of hard standing. NO ONWARD CHAIN.

- **Semi Detached House**
- **Three Bedrooms**
- **Lounge**
- **Kitchen & Dining Area**
- **Wet Room & Toilet**
- **Enclosed Rear Garden**
- **Single Garage**
- **Hard Standing For Parking**

Entrance Hall

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

Lounge 16'10" x 10'11" (5.13m x 3.33m)

Double glazed window to the front and rear, two radiators and gas fire with surround.



Landing

Double glazed window to the rear, cupboard, loft hatch and doors to the bedrooms, wet room and toilet.

Bedroom One 11'01" x 10'11" (3.38m x 3.33m)

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



Bedroom Two 11'01" x 10'11" (3.38m x 3.33m)

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



Kitchen 13'11" x 8'01" (4.24m x 2.46m)

Double glazed window to the rear, double glazed door to the side leading in to the garden, opening to the dining space, laminate flooring, floor and wall mounted units, gas hob, electric oven, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge freezer, under stairs cupboard.



Dining Area 8'11" x 7'11" (2.72m x 2.41m)

Double glazed window to the front, laminate flooring.

Bedroom Three 7'11" x 7'03" (2.41m x 2.21m)

Double glazed window to the rear, radiator.

**Wet Room**

Double glazed window to the rear, fully tiled, extractor fan, towel radiator, walk in shower cubicle with mains shower and wash hand basin.

**Toilet**

Double glazed window to the rear, part tiled, toilet.

Outside**Rear Garden**

Split in to three tiers, two laid to lawn and one to patio. There is an Area of hard standing to the top section that is currently used to house a caravan. Double gates give access to the road at the rear of the property.

**Single Garage**

Up and over door, window and personal door to the side.

Front Garden

Laid to lawn with pathway leading to the rear garden.

Tenure

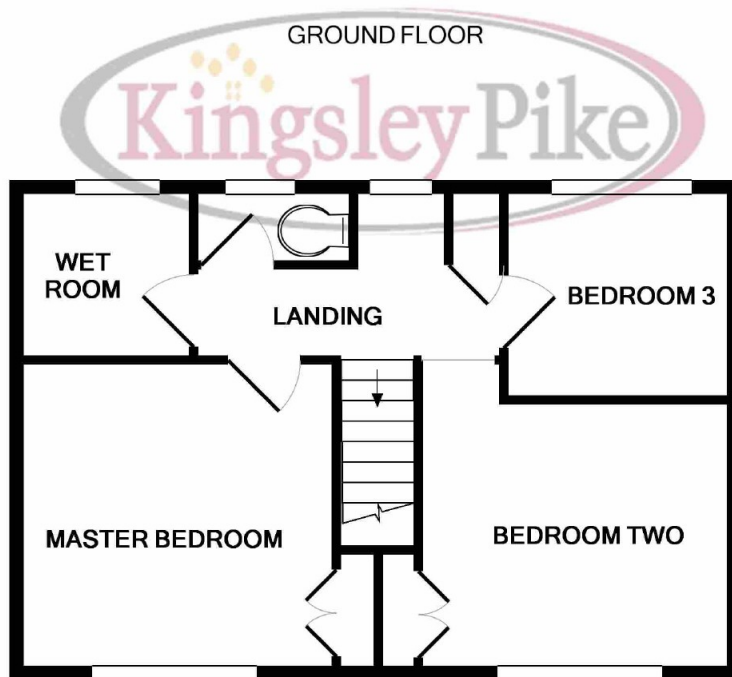
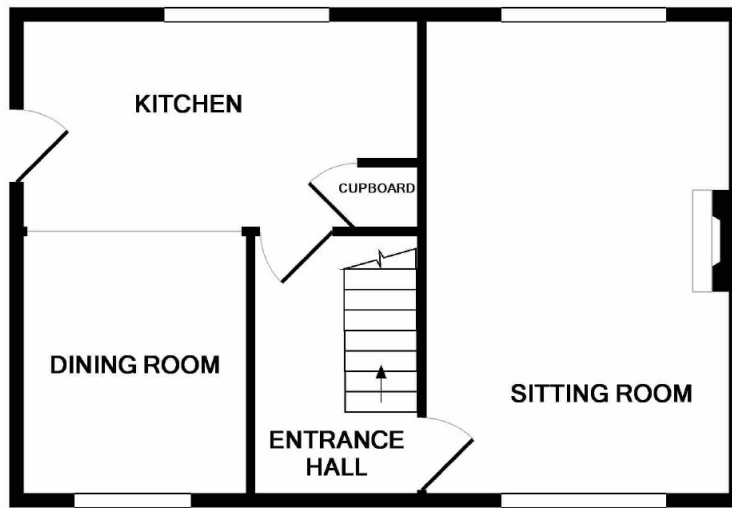
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

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

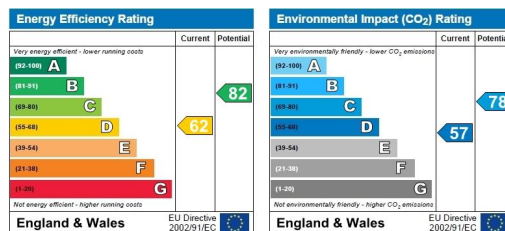
Opening Times

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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