



59 Southmead, Chippenham, Wiltshire, SN14 0RT
£205,000

A modernised and well presented terraced house located in the centre of Chippenham, well positioned for access to local primary and secondary schools. Comprising; entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, separate toilet and enclosed southerly facing rear garden. Further benefits include modern gas central heating system and double glazing throughout. NO ONWARD CHAIN.

- **Terraced House**
- **Three Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Bathroom**
- **Southerly Facing Garden**
- **Gas Central Heating**
- **Double Glazing**

Entrance Hall

Double glazed front door, laminate tiled floor, stairs to the first floor, door in to the kitchen and archway in to the lounge.

Lounge 14'09" x 14'07" (4.50m x 4.45m)

Double glazed window to the rear, radiator, under stairs cupboard, electric fire with stone surround.



Lounge Reverse



Kitchen/Dining Room 18'03" x 8'05" (5.56m x 2.57m)

Double glazed window to the front, double glazed door and window to the rear, laminate floor, radiator, space for a table and chairs, range of floor and wall mounted units with stainless steel sink and drainer, Induction hob, extractor fan, 'Neff' electric oven, plumbing for a washing machine and plumbing for a dishwasher and space for a free standing fridge/freezer.



Kitchen Reverse



Dining Space



Landing

Double glazed window to the front, airing cupboard and doors to the bedrooms and bathroom.

Bedroom One 11'02" x 10'07" (3.40m x 3.23m)

Double glazed window to the rear and radiator.



Bedroom Two 11'02" x 7'04" (3.40m x 2.24m)
Double glazed window to the rear and radiator.



Bedroom Three 11'02" x 5'01" (3.40m x 1.55m)
Double glazed window to the rear and radiator.

Shower Room 6'03" x 5'03" (1.91m x 1.60m)

Obscured double glazed window to the front, heated towel radiator, wash hand basin with vanity storage, tiled with walk in shower cubicle.



Toilet

Obscured double glazed window to the front, tiled floor, wash hand basin with vanity storage and toilet.

Outside

Rear Garden

Landscaped, south facing and laid to areas of raised patio and shingle stone with seating area. There is a store cupboard and rear gate.



Tenure

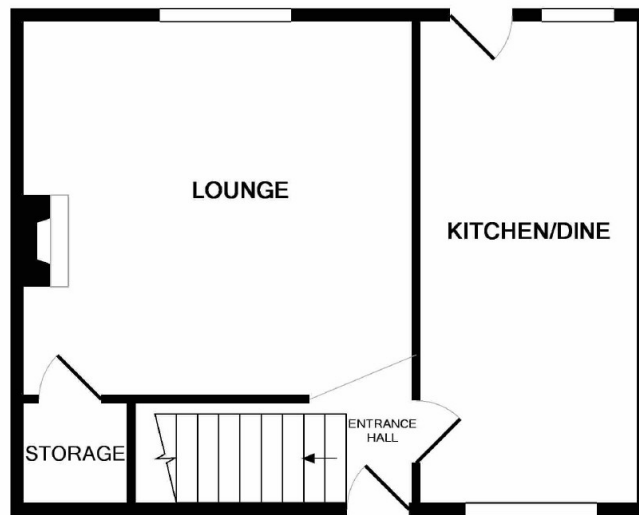
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

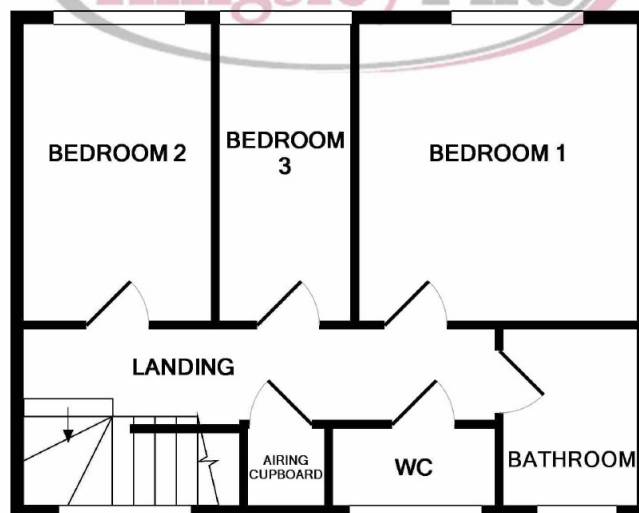
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

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



GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

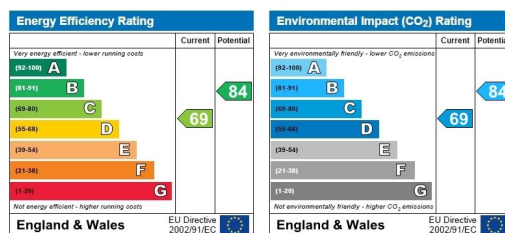


1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.3 SQ.M.)

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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