



37 Hill Rise, Chippenham, Wiltshire, SN15 1AU
£229,950

Set within a generous plot on the Northern side of Chippenham, a three bedroom semi detached home benefitting from many aspects of modernisation as well as having the added benefit of ground floor store room and cloakroom. With ample off road parking, double glazing and gas central heating this would make an ideal family home. NO CHAIN.

- **Semi Detached House**
- **Three Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Store inc Cloakroom**
- **Bathroom**
- **Generous Gardens**
- **Ample Driveway Parking**

Entrance Hall

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

Lounge 13'06" x 12' (4.11m x 3.66m)

Double glazed window to the front, radiator, laminate flooring, gas fire with surround.



Kitchen/Dining Area 20'04" x 11'08" (6.20m x 3.56m)

Double glazed window and double glazed french doors leading in to the garden, tiled floor, range of matching modern floor and wall mounted units, double electric oven, gas hob, extractor fan, integrated dishwasher and fridge. Radiator, space for a dining table and chairs along with built in storage shelves and cupboards.



Kitchen Reverse



Dining Area



Storage Area

Double glazed window to the front, double glazed door to the rear, wall mounted gas fired boiler, storage area and toilet.

Toilet

Single glazed window to the rear and toilet.

Landing

Double glazed window to the side, access to the loft via a drop down ladder, doors to all bedrooms and bathroom.

Bedroom One 11'11" x 10'09" Min (3.63m x 3.28m Min)

Double glazed window to the front, laminate flooring and radiator.



Bedroom Two 13'05" x 10' (4.09m x 3.05m)

Double glazed window to the rear, radiator, laminate flooring and storage cupboard.



Bedroom Three 9'05" x 7'11" Max (2.87m x 2.41m Max)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the rear, radiator, tiled floor, fitted suite of wash hand basin, toilet and bath with mains shower over and vanity storage.



Outside



Rear Garden

A very generous and mature enclosed garden, laid mostly to lawn with a selection of plants, shrubs and fruit trees along with raised beds and patio.



Front Garden

Laid mostly to lawn.

Parking

There is a private driveway offering parking for at least two cars.

Tenure

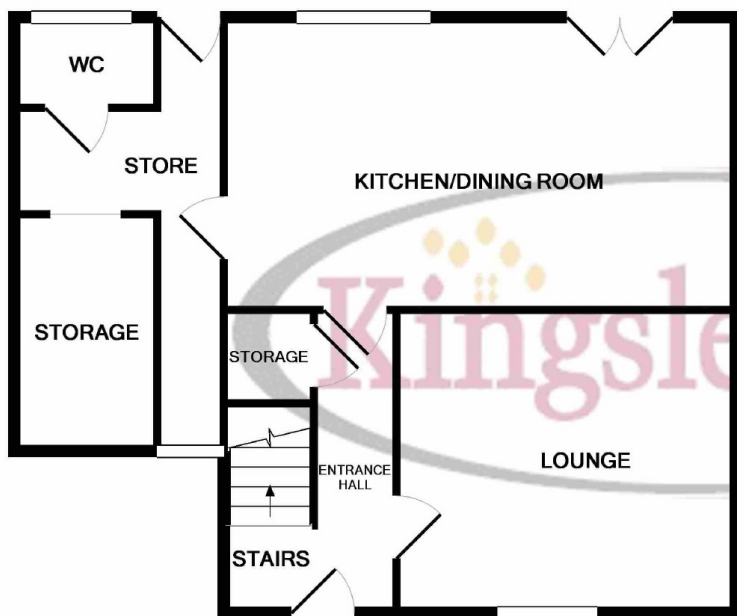
We are informed by the seller that the tenure of this property is Freehold.

Viewing

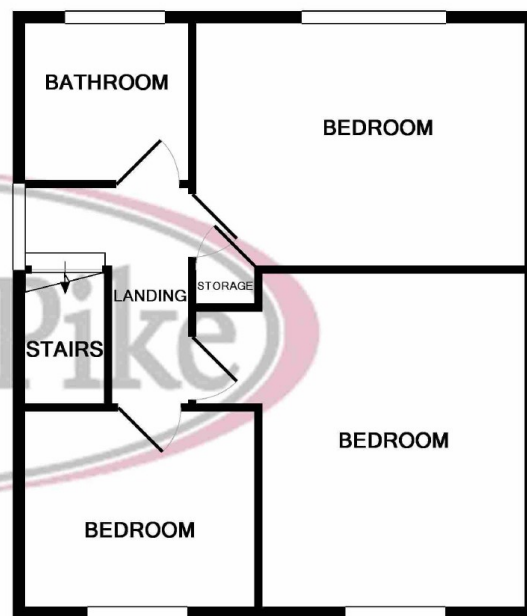
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

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

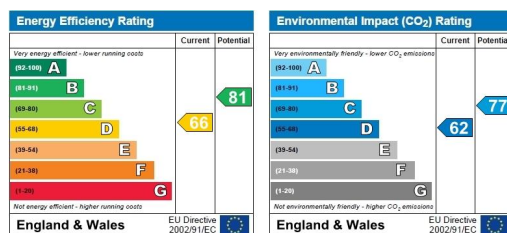


GROUND FLOOR



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
Made with Metropix ©2017



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"

63 New Road, Chippenham, Wiltshire, SN15 1ES
T: 01249 464844 | F: 01249 709099
sales@kingsleypike.co.uk | www.kingsleypike.co.uk