



**21 Milbourne Way, Chippenham, Wiltshire, SN15 2FJ**  
**£265,000**

Located to the Western side of Central Chippenham, offering excellent road links to both the M4 motorway and the town, a modern and well presented three bedroom end terrace house. To the rear of the property is an enclosed garden laid mainly to lawn with gated side access to the driveway which provides off road parking. The property benefits from both double glazing and gas central heating. NO ONWARD CHAIN.

- **End Terrace House**
- **Three Bedrooms**
- **Living Room**
- **Kitchen / Diner**
- **Gas C.H & D.GI**
- **Enclosed Garden**
- **Driveway and Parking**
- **No Onward Chain**

### Entrance Hallway

Front door leads into entrance with stair case to first floor, doors to living room and cloakroom, double glazed window to side, radiator.

### Cloakroom

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

### Living Room 14'10" x 13'09" (4.52m x 4.19m)

Double glazed window, radiator.



### Kitchen / Diner Reverse



### Landing

Double glazed window to side, access to loft, built in linen cupboard.

### Bedroom One 13'02" x 9'09" (4.01m x 2.97m)

Double glazed window, radiator.



### Kitchen / Diner 17'01" x 9'07" (5.21m x 2.92m)

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 gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler, under stairs cupboard and double glazed French doors to garden.



### Bedroom Two 11'03" x 9'09" (3.43m x 2.97m)

Double glazed window, radiator.



**Bedroom Three 9'02" x 7'0" (2.79m x 2.13m)**  
Double glazed window, radiator, built in cupboard.

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

**Bathroom**  
Double glazed window, panelled bath with over bath shower, pedestal hand basin, W.C towel style radiator.

**Opening Times**  
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

### Outside



**Front**  
To the front of the property there is a small area of garden laid mainly to lawn with path to the front door and driveway to the side providing off road parking.

**Rear**  
To the rear there is an enclosed garden laid mainly to lawn with gated side access.

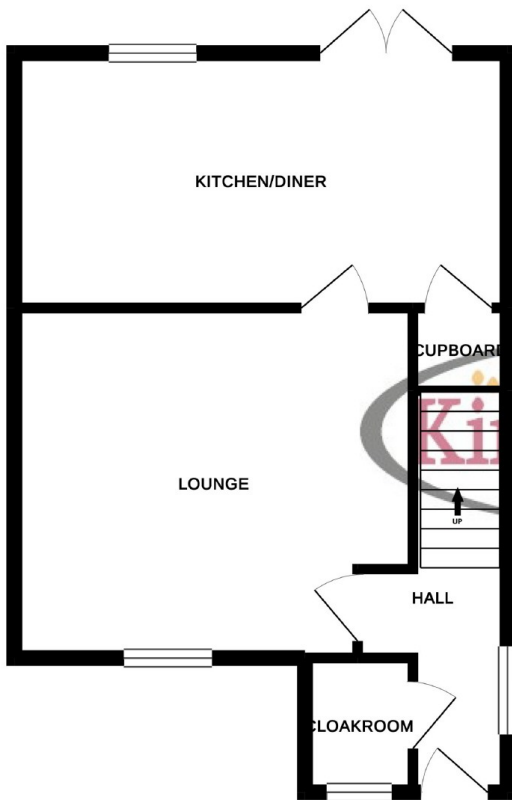


**Parking**  
There is a driveway to the side providing off road parking.

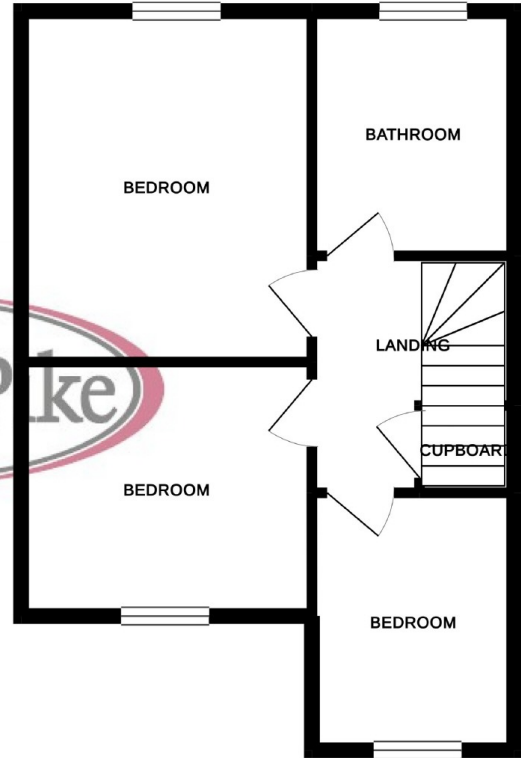
**Tenure**  
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

### Viewing

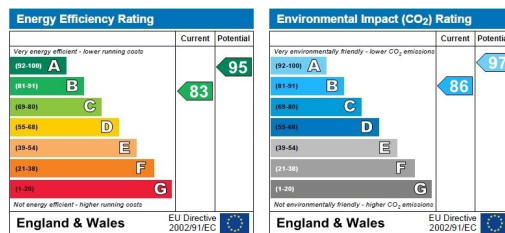
## GROUND FLOOR



## 1ST FLOOR



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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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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