



9 Queensbridge Cottages, Patterdown, Chippenham, Wiltshire, SN15 2NS £395,000

POTENTIAL ANNEX. Located to Western outskirts of Chippenham, a well presented three double bedroom terrace cottage offering individual charm and future potential. The property features a 37' conservatory to the rear which backs onto a good size mature garden with areas of lawn, patio, shingle stone and wood chipped area for children's play equipment. The garage offers flexible usage with an office area above. VIEWING STRONGLY ADVISED.

- **Mature Cottage**
- **Three Double Bedrooms**
- **Living / Dining Room**
- **Kitchen / Breakfast Room**
- **37' Conservatory**
- **Mature Garden**
- **Parking**
- **Detached Garage/Office**

Entrance Hallway

Double glazed front door leads into the entrance hallway, Oak flooring, stair case to first floor, electric heater, built in cupboard.

Cloakroom

Obscured double glazed window to front, tiled floor, low level WC, hand basin with vanity unit,

Lounge / Dining Room 20'09" x 12'1" (6.32m x 3.68m)

Two windows to the rear, door to the conservatory, oak flooring, electric heater, door to kitchen/breakfast, door to hallway.



Lounge Reverse



Conservatory 37'07" x 6'11" (11.46m x 2.11m)

Double glazed French doors to the garden, double glazed windows, tiled flooring, utility area with work top.

Kitchen / Breakfast Room 20'09" x 14.05" (6.32m x 0.36m)

Double glazed window to front with Countryside views, wood work tops with a range of cupboards and drawers under, also a range of cupboards over, space for range cooker with hood over, space for fridge/freezer, plumbing and space for washing machine and dishwasher, feature fireplace with cast iron wood burner,



Breakfast Area



Landing

Two double glazed windows to front, electric heater. The landing also provides space for a study area.

Bedroom One 14'0" x 11'09" (4.27m x 3.58m)

Double glazed window to rear, electric heater and door to bathroom.



Bedroom Two 13'11" x 11'10" (4.24m x 3.61m)

Double glazed window to rear, electric heater and fitted wardrobe.



Bedroom Three 14'09" x 8'04" (4.50m x 2.54m)
Double glazed window to front, electric heater.



Bathroom 11'09" x 8'02" Max (3.58m x 2.49m Max)
Obscured double glazed window to rear, corner bath, tiled shower cubicle, pedestal hand basin, low level WC, towel style radiator.



Outside

Rear & Side

The rear garden is laid to areas of patio, lawn, shingle stone and mature shrub borders with wood chipped area for children's play

equipment. There is a shed and brick store with access to the garage/annex.



Garage / Potential Annexe

This offers potential for an annexe. The garage has been part converted with remedial works for conversion started. The garage has been divided as follows:

Garage: 24'04" x 12'01": Single garage with workshop area, power and light.

Store: 24'04" x 13'09": Partially converted with:
Cloakroom/ Shower room 6'01" x 5'11" Low level WC, hand basin tiled floor.

Kitchen Area: 15'08" x 9'09" Tiled Floor and staircase to first floor.
Living Area: 19'01" x 13'09" - Two skylight windows.



Parking

Gravelled driveway in front of the garage providing off road parking for at least three cars.

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

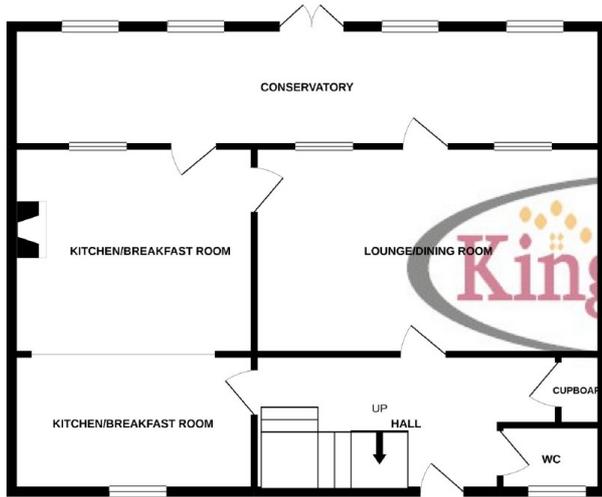
Agents Note

The property features a Thermodynamic system which results in the property benefitting from low cost hot water.



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GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.

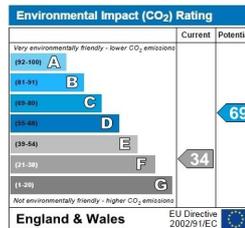
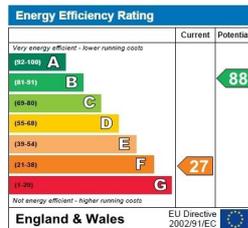


1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.4 sq.m.) approx.

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.



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