



4 The Gardens, Chippenham, Wiltshire, SN14 6EZ
£379,950

Located on the Northern side of Chippenham, a well presented three bedroom end terrace home situated in this select development for over owners that are over 55 years of age only. To the rear of the property there is an enclosed garden with lawn and mature plants and shrubs with side access to the front. There is also allocated parking within a car port. There is also a communal area to the front. Further benefits include double glazing and gas central heating. NO ONWARD CHAIN.

- **Modern End Terrace House**
- **Three Bedrooms**
- **Shower Room**
- **Living Room & Dining Room**
- **Modern Kitchen**
- **Gas C.H & D.GL**
- **Enclosed Garden / Car Port**
- **No Onward Chain**

Entrance Hallway

Front door to entrance hallway, stair case to first floor, radiator.

Shower Room

Double glazed window, walk in fully tiled shower cubicle, W.C radiator.

Living Room 17'10" x 14'09" (5.44m x 4.50m)

Double glazed window, radiator, under stairs cupboard.

**Dining Room 11'01" x 9'09" (3.38m x 2.97m)**

Double glazed doors to conservatory, radiator.

**Conservatory 8'09" x 7'08" (2.67m x 2.34m)**

Double glazed conservatory, double glazed doors to garden.

**Modern Fitted Kitchen 11'05" x 9'09" (3.48m x 2.97m)**

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, fitted ovens and microwave, inset gas hob with cooker hood, integrated washing machine, dishwasher and fridge/freezer.

**Landing**

Access to loft, radiator.

Bedroom One 17'03" x 10'0" (5.26m x 3.05m)

Double glazed window, built in wardrobes radiator, door to en suite.

**En Suite Shower**

Skylight window, ladder radiator, fully tiled shower cubicle, hand basin, W.C.

**Bedroom Two 11'02" x 10'10" (3.40m x 3.30m)**

Double glazed window, built in wardrobes, radiator.



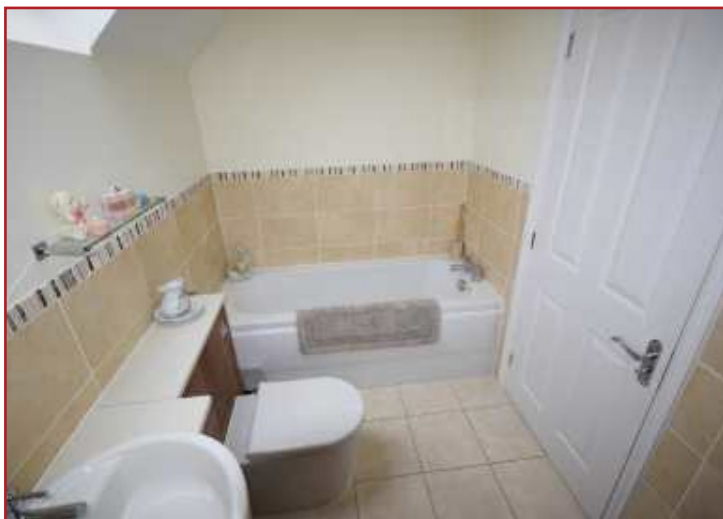
Bedroom Three 9'09" x 8'0" (2.97m x 2.44m)

Double glazed window, built in wardrobes, radiator.



Modern Bathroom

Skylight window, panelled bath, hand basin inset to vanity unit, ladder radiator, W.C.



Outside

Rear

To the rear of the property there is an enclosed garden with patio, lawn and mature plants and shrubs there is a gated side access to the front.



Front

To the front there is a communal area with flower beds and seating area.

Parking

Car port with parking space.



Tenure

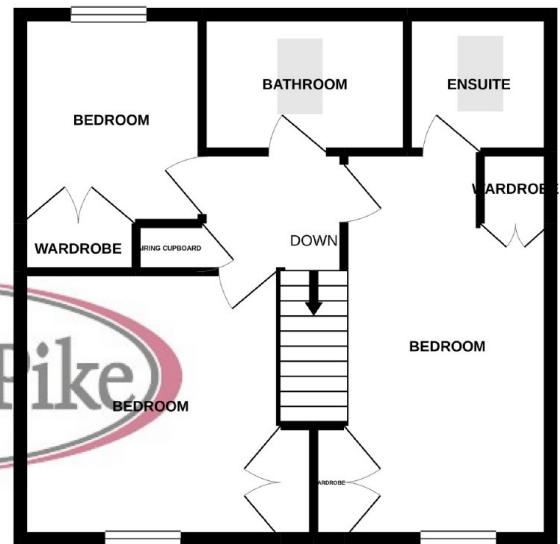
We are informed by the seller that the tenure of this property is Managed Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Current Annual Service Charge: £1782.36.

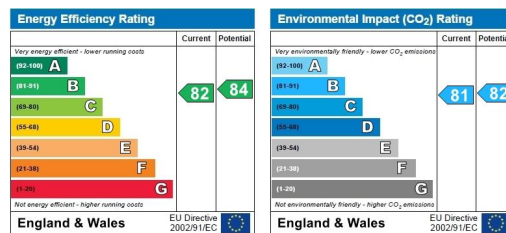
GROUND FLOOR



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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