

17 Silbury Close, Chippenham, SN14 0QQ

A three bedroom semi house pleasantly tucked away in a cul-de-sac within the sought after Queens Crescent area offered for sale with NO ONWARD CHAIN! The accommodation offers an entrance hall, cloakroom, good size sitting, kitchen/dining room, two double bedrooms both with built-in wardrobes, third bedroom and a wet room. Other benefits include double glazing and gas central heating. The front of the property enjoys a pleasant open outlook and to the rear is an enclosed garden and a detached garage.

Situation

The property is conveniently situated in a cul-de-sac in this mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Double glazed entrance door with obscure double glazed side panel to:

Entrance Hall

Stairs to first floor with recess under. Radiator. Tiled floor. Doors to:

Cloakroom

Obscure double glazed window to side. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiled floor. Wall mounted Worcester gas fired combination boiler.

Sitting Room

Double glazed window to front. Radiator. Tiled floor. Coving. Door to:

Kitchen/Dining Room

Two double glazed windows to rear. Obscure double glazed door to rear. Tiled floor. Radiator. Drawer and cupboard base units. Work surfaces with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with stainless steel splashback and extractor over. Built-in eye level oven. Plumbing for automatic washing machine. Coving.

Landing

Obscure double glazed window to side. Radiator. Access to roof space. Storage cupboard. Doors to:

to the end and turn right into Ripon Close. This then leads into Silbury Close and the property will be found in front of you.

GOODMAN WARREN BECK

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£275,000

Bedroom One

Double glazed window to rear. Radiator. Built-in double wardrobe. Coving.

Bedroom Two

Double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard. Wood laminate flooring.

Wet Room

Two obscure double glazed windows to rear. Chrome ladder radiator. Shower area. Pedestal wash basin. Close coupled WC. Extractor fan.

Outside

Front Garden

Lovely secluded area of front garden. Patio area with steps, slate chipping and a flower and shrub border.

Rear Garden

Enclosed garden with patio area, flower and shrub borders and path to gated rear access.

Garage

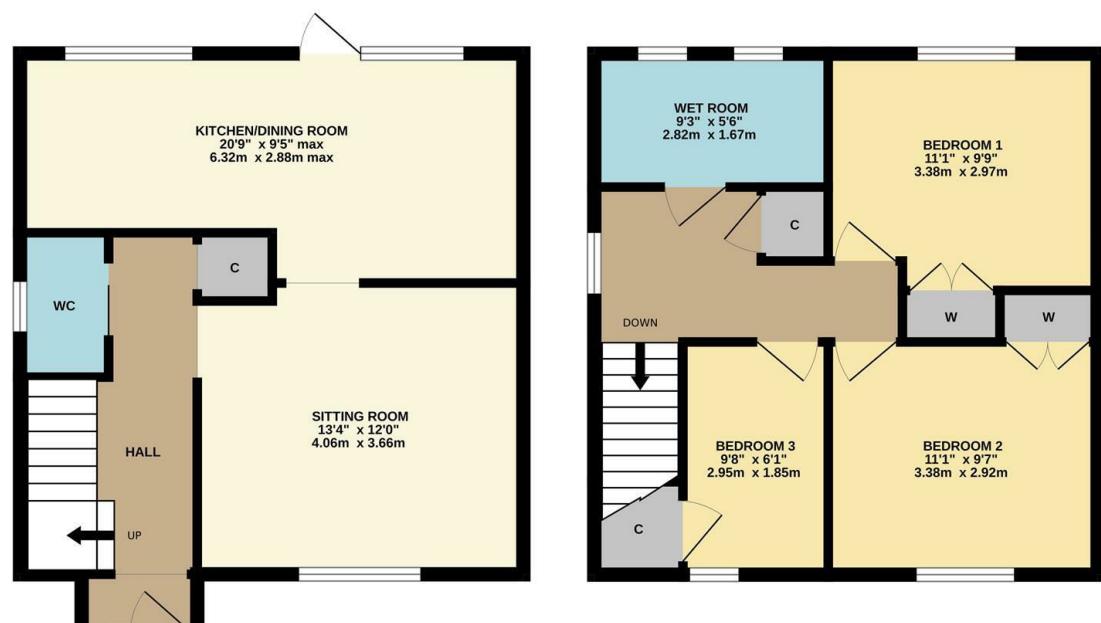
Up and over door.

Directions

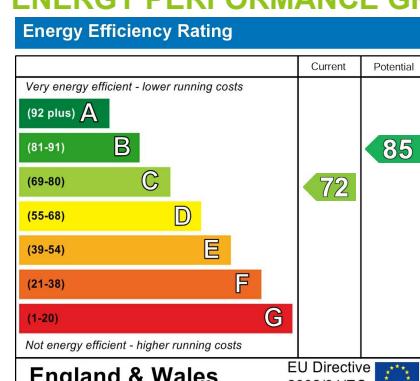
Take the A4 Bath road from the town and at the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the first left at the traffic lights into Queens Crescent. Take the next left into Minster Way and then follow the road

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

FIRST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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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