

TOWN & COUNTRY
ESTATES



Chantry Gardens, Southwick, Wiltshire BA14 9QR

Offers Over £250,000

LOCATION

The property is situated in the popular Village of Southwick, a rural setting to the southwest of the county town of Trowbridge, separated only by the Southwick Country Park, which consists of 152 acres of open fields. The Village has many amenities including a shop, Primary School, Church, popular pub and regular bus routes into the surrounding towns.

DESCRIPTION

NO ONWARD CHAIN - Certain to appeal to those looking for their first home or wanting to move to this popular Village, this extended three bedroom semi-detached home has much to offer. The accommodation comprises an entrance hall, living room, extended kitchen opening into the dining area, garden room accessing the garage and rear garden, two double bedrooms, a single bedroom and shower room. Further benefits include gas central heating, Upvc double glazing, low maintenance enclosed rear garden and driveway parking.

ENTRANCE HALL

You enter through a Upvc entrance door into the entrance hall, there is a Upvc double glazed window to the front, a radiator, telephone point, stairs to the first floor landing and a door to the living room, .

LIVING ROOM

14'1" max x 14'1" max

The Living Room has a Upvc double glazed window to the front and side, feature fireplace with stone surround and inset fire, radiator, TV point and an obscure glazed door to the kitchen.

KITCHEN

18'0" x 7'6" max

There is a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces and tiled splash backs, 1 1/2 bowl sink with mixer tap, space for fridge freezer, plumbing for washing machine, under stairs storage cupboard, a glazed door to garden room and opening to the dining area.

DINING AREA

9'6" x 9'6"

The dining area has double glazed sliding doors to the garden room and a radiator.

GARDEN ROOM

8'6" x 6'6"

Upvc double glazed window and door to the garden and an obscure glazed door to the garage.

FIRST FLOOR LANDING

Access to the loft space, doors to all three bedrooms, the shower room and airing cupboard. The airing cupboard houses a wall mounted Vaillant gas boiler.



BEDROOM ONE

12'5" x 9'6"

Bedroom One has a Upvc double glazed window to the front and radiator.

BEDROOM TWO

11'1" x 10'2"

With Upvc double glazed window to the rear and a radiator.

BEDROOM THREE

8'2" x 7'6"

A good single bedroom, with a Upvc double glazed window to the front and a radiator.

SHOWER ROOM

There is a Upvc double glazed obscure window to the rear, large shower cubicle with Mira electric shower, vanity unit with storage, inset basin with chrome mixer tap, dual flush WC, tiled walls and a radiator.

EXTERIOR

FRONT

The front of the property offers driveway parking, lawn with planted borders, dwarf wall to the immediate front, outside light, path to the front door and access to the garage.

REAR GARDEN

The low maintenance rear garden has a shed, outside tap, paved and graveled areas and a water softener for the home.

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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