

for sale

£330,000



Hares Patch Chippenham SN14 6YN

Semi Detached. Three Bedrooms. Garage. Driveway. Landscaped Rear Garden. Immaculate Throughout, Close to Amenities, Close to Schools. Viewing Highly Advised.



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Ground Floor

Entrance Porch

Entrance door to front. Door to Lounge. Door to Cloakroom.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to front.

Lounge

Window to front. Wooden flooring. Feature log burner. Radiator. Door to Dining Room.

Dining Room

Stairs to First Floor. Radiator. Door to Kitchen and door to Conservatory.

Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and gas hob with extractor above. Plumbing for washing machine. Window to rear. Radiator. Part tiled walls.

Conservatory

UPVC construction with windows to side and French doors to rear.



First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

Window to front. Radiator. Built in wardrobe and cupboard.

Bedroom Two

Window to rear. Radiator. Built in wardrobe.

Bedroom Three

Window to front. Radiator.

Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Window to rear. Radiator.

Outside

Front

Low maintenance garden laid to patio slabs and decorative shingle.

Rear Garden

Fully enclosed. Laid to lawn and patio with well stocked borders.

Garage

Garage and driveway in separate block. With power and light and power assisted door. Space for several cars.

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property please contact Connells on

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Property Ref: CHM304453 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online

connells.co.uk/Property/CHM304453



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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