Connells

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for sale

£340,000



Avenue La Fleche CHIPPENHAM SN15 3HX

Modern 3 storey town house in a convenient location for Chippenham Town Centre offering open-plan living to the Ground Floor, Ensuite master bedroom to the top floor with two further bedrooms and family bathroom to the first floor. Two allocated parking spaces to the rear.



Avenue La Fleche CHIPPENHAM SN15 3HX

Ground Floor

Entrance Hall

Entrance door to front. Door to Cloakroom. Door to Lounge/Diner/Kitchen. Stairs to First Floor.

Cloakroom

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

Lounge/Diner/Kitchen

Kitchen Area

Fitted with a matching range of base and wall units with complementary work surfaces above and inset sink and drainer. Integrated oven and hob. Integrated fridge/freezer and dishwasher. Further appliance space. Plumbing for washing machine. Kitchen island to the centre with further work surfaces over.

Lounge/Diner Area

French doors to rear. TV point.

First Floor

Landing

Stairs from Ground Floor. Stairs to Second Floor. Doors to







Bedrooms and Bathroom

Bedroom Two

Two windows to rear.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.

Bedroom Three

Window to front.

Second Floor

Stairs from First Floor.

Master Suite

Window to front. Built in wardrobes. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle.

Outside

Front

Laid to lawn with pathway to front door. Wrought iron fencing.

Rear Garden

Fully enclosed. Mainly laid to lawn with patio area. Rear Access.

Allocated Parking

Two parking spaces to the rear of the property.

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 can not be refunded, even if the property purchase does not go ahead.





Total floor area 113.3 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306629 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online
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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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