



**17 Milbourne Way, Chippenham, Wiltshire, SN15 2FJ**  
**£239,950**

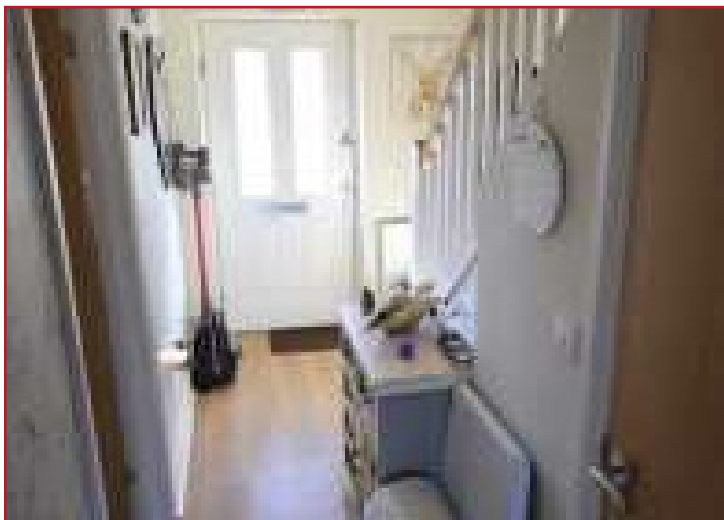
Located to the Western outskirts of the town centre, a larger than average well presented modern two double bedroom with en suite, terrace home. Situated at the end of a cul de sac on a recently built development. To the rear of the property there is an enclosed garden with gated access to the rear. There are two parking spaces. The property also benefits from double glazing and gas central heating.

- **Modern Terrace Home**
- **Two Double Bedrooms En Suite**
- **Cloakroom**
- **Living Room**
- **Kitchen / Diner**
- **Modern Kitchen**
- **Gas Ch & D.GL**
- **Allocated Parking**



### Entrance Hallway

Front door leads into entrance hallway, staircase to first floor, radiator.



### Cloakroom

W.C, hand basin, radiator.

### Living Room 16'04" x 11'05" (4.98m x 3.48m)

Double glazed window, double glazed French doors to garden, radiator.

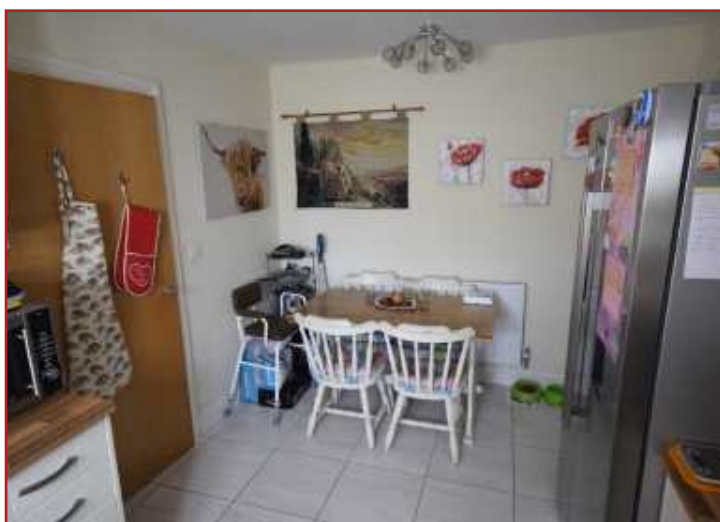


### Modern Fitted Kitchen / Diner 13'0" x 9'01" (3.96m x 2.77m)

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset gas hob, cooker hood, fitted electric oven, plumbing and space for washing machine space for tumble dryer, space for fridge/freezer, wall mounted gas boiler.



### Kitchen Reverse

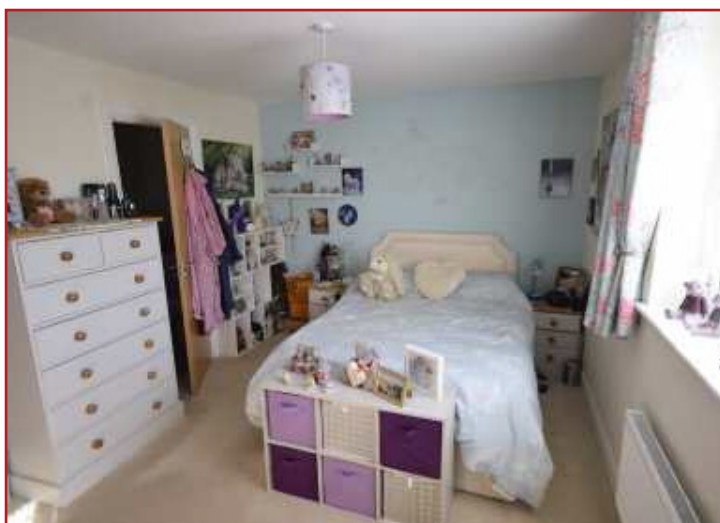


### Landing

Doors to bedrooms and bathroom, built in cupboard, access to loft.

### Bedroom One 12'06" x 10'01" (3.81m x 3.07m)

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



### En Suite

Double shower cubicle, hand basin, W.C, radiator.

**Bedroom Two 10'0" x 8'11" (3.05m x 2.72m)**

Double glazed window, radiator.

**Front**

Further are of garden and path to the front door.

**Parking**

There is allocated parking for two cars.

**Tenure**

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

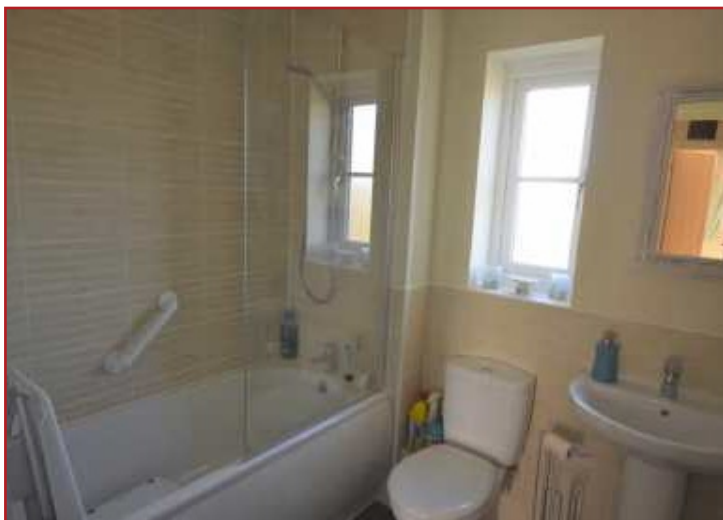
There is an annual service charge of £288.00.

**Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

**Bathroom**

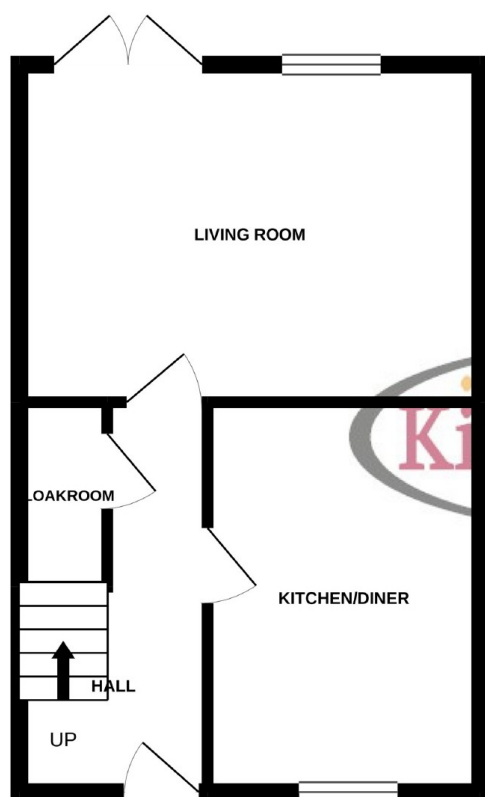
Double glazed window, panelled bath with over bath shoer, W.C, pedestal hand basin, ladder radiator.

**Outside****Rear**

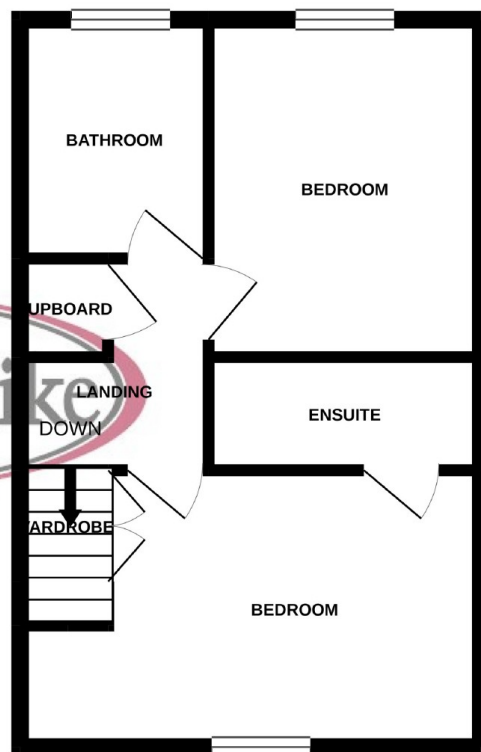
To the rear of the property is an enclosed garden with patio, gated rear access.



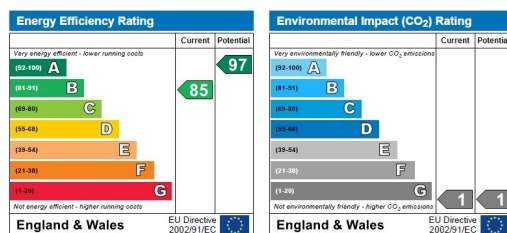
GROUND FLOOR



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.  
Made with Metropax ©2021



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.

**Kingsley Pike**

**"Local Knowledge Quality Service"**

63 New Road, Chippenham, Wiltshire, SN15 1ES  
T: 01249 464844 | F: 01249 709099  
sales@kingsleypike.co.uk | www.kingsleypike.co.uk