



14 Oak Road, Chippenham, Wiltshire, SN14 0XJ
£325,000

Located within a paved cul de sac on the Western side of Chippenham and offered for sale with NO ONWARD CHAIN a detached family home with garage, driveway parking and enclosed rear garden. Internally the property comprises; hall, cloakroom, lounge/dining room, kitchen, three bedrooms, bathroom and en suite shower to the master. VIEWING ADVISED.

- **Detached Family Home**
- **Three Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom, En Suite & Cloakroom**
- **Integral Garage**
- **Driveway Parking**
- **Front & Rear Gardens**

Hallway

Double glazed front door, radiator, door to the cloakroom and lounge.

Cloakroom

Double glazed window, radiator, wash hand basin and toilet.

Lounge/Dining Room 10'07" x 25' Maximum (3.23m x 7.62m Maximum)

Double glazed window to the front, double glazed patio doors to the rear, two radiators, gas fire and surround, door to the kitchen and door to the inner hallway.



Kitchen 12'03" x 9'07" (3.73m x 2.92m)

Double glazed window and double glazed door, radiator, floor and wall mounted units, gas hob, electric oven, extractor fan, sink and drainer, space for fridge/freezer, space for washing machine and space for a further appliance.



Inner Hall

Double glazed window, stairs to the first floor and door to the garage.

Landing

Loft access, airing cupboard and stairs.

Bedroom One 13'01" x 10'07" Maximum (3.99m x 3.23m Maximum)

Double glazed window, radiator, fitted wardrobes and door to the en suite.





En Suite Shower 7'05" x 3'10" Maximum (2.26m x 1.17m Maximum)

Double glazed window, radiator, toilet, wash hand basin and shower cubicle with mains shower.

Bedroom Two 11'08" x 10'07" Maximum (3.56m x 3.23m Maximum)

Double glazed window and radiator.



Bedroom Three 12'05" x 8'07" Maximum (3.78m x 2.62m Maximum)

Double glazed window and radiator.



Bathroom 8'07" x 5'07" (2.62m x 1.70m)

Double glazed window, radiator, wash hand basin, toilet and bath.



Integral Garage 17'11" x 8'02" (5.46m x 2.49m)

Roll up door to the front, power and light.

Driveway

Private driveway in front of the garage.

Rear Garden

Laid to lawn with patio and gated side access.



AGENTS NOTES

The current Tenant is vacating in August 2021. Completion will be after the tenant vacates.

Tenure

We are informed by the seller that the tenure of this property is Freehold.

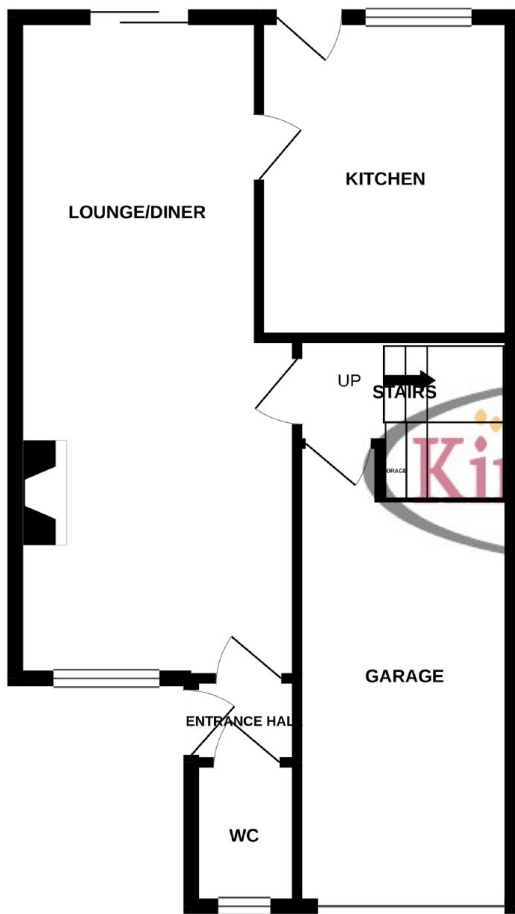
Viewing

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

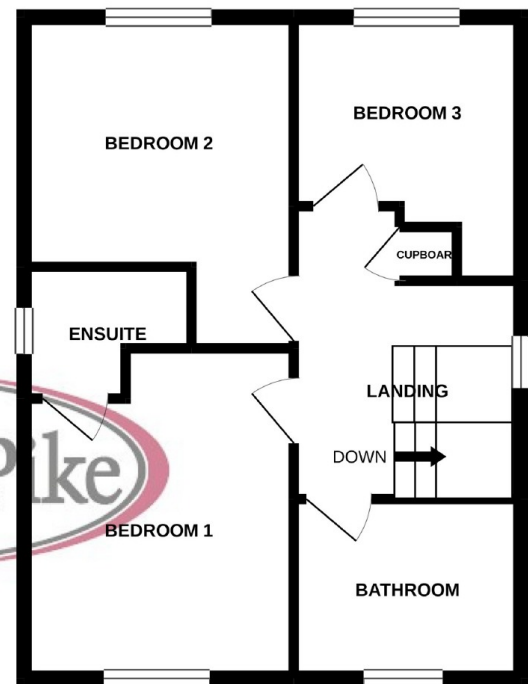
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

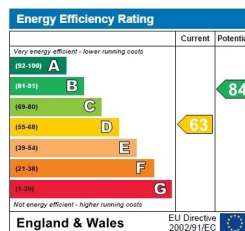
GROUND FLOOR



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.



"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