



22 Downing Street, Chippenham, Wiltshire, SN14 0AA
Offers over £240,000

Located within a Central position to the town, a well presented three bedroom mature terrace property with accommodation arranged over three floors. To the rear of the property there is an enclosed garden laid mainly to lawn with decked and patio areas, The property benefits from double glazing and gas central heating. There is a parking area also to the rear.

- **Mature Terrace House**
- **Three Bedrooms**
- **Three Floors**
- **Living & Dining Room**
- **Kitchen**
- **Gas C.H & D.GL**
- **Rear Garden**
- **Parking**

Entrance Hallway

Front door leads into entrance hallway with stair case to first floor.

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

Living Room 14'09" x 11'10" into alcove (4.50m x 3.61m into alcove)

Double glazed window to rear, radiator, fireplace with wood burner, doorway through to kitchen, arch to dining room.

Dining Room 11'10" x 11'06 into alcove (3.61m x 3.51m into alcove)

Double glazed window to front, radiator,

Modern Kitchen 14'01" x 7'07" (4.29m x 2.31m)

Double glazed window, door to side and garden also further door to rear and garden, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset gas hob with cooker hood, fitted electric oven, integrated fridge/freezer, integrated dishwasher and further integrated tumble dryer.

Landing

Doors to beds two, three and bathroom staircase to second floor.

Bedroom Two 10'08" x 8'08" (3.25m x 2.64m)

Double glazed window to front, radiator.

Bedroom Three 12'11" x 7'05" (3.94m x 2.26m)

Double glazed window to rear, radiator.

Modern Bathroom

Double glazed window to rear, panelled bath with mixer / spray shower attachment, W.C. Hand basin inset to vanity unit with cupboards under, separate shower cubicle, radiator.

Second Floor

Bedroom One 14'05" x 10'09" into eaves (4.39m x 3.28m into eaves)

Main bedroom with two skylight windows, radiator.

Outside

Rear

Enclosed rear garden with lawn, decking and patio area, outside power and light, garden shed, gated rear access to the parking space.

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.

Viewing

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

Opening Times



"Local Knowledge Quality Service"



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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.



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