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ESTATE AGENTS



Deansway, Chippenham

Price Guide £279,950

An original Art Deco style three bedroom semi-detached house near John Coles Park in an ideal location for families and commuters. This home has been loved and kept in as close to original condition as possible to really show off the Art Deco style and be as true to its age and character as possible. The accommodation briefly comprises; entrance hall, sitting room with bay window to front, dining room and kitchen to the ground floor. The first floor provides; master bedroom, two further bedrooms, bathroom and w/c. Externally there are generous gardens to rear with lots of scope and potential to extend, front garden, detached garage and driveway parking.

Situation

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Hall

With glazed door to front, meter cupboard, doors to sitting room, dining room and kitchen, stairs to first floor landing, under stairs cupboard, radiator, carpeted flooring.

Sitting Room 3.81m x 3.66m (12'6" x 12')

With double glazed bay window to front, radiator, carpeted flooring.

Dining Room 3.66m x 3.51m (12' x 11'6")

With french doors to rear opening into the lean to, radiator, carpeted flooring.

Kitchen 3.86m x 2.11m (12'8" x 6'11")

Dual aspect with windows to side and rear, door to entrance hall, door to side aspect opening onto the driveway, fitted kitchen offering a range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven, space for freestanding electric cooker, space and plumbing for automatic washing machine, space for fridge, space for freezer, wall mounted combination boiler, radiator, vinyl flooring.

First Floor

Landing

With carpeted stairs rising from the entrance hall, window to side, access to loft space, carpeted, doors to...

Master Bedroom 4.06m x 3.30m (13'4" x 10'10")

With double glazed bay window to front, radiator, carpeted.

Second Bedroom 3.40m x 3.02m (11'2" x 9'11")

With window to rear, radiator, airing cupboard, carpeted flooring.

Third Bedroom 2.29m x 2.08m (7'6" x 6'10")

With window to front, radiator, carpeted.

Bathroom

With window to rear, two piece bathrom suite comprising; bath with shower over and pedestal wash hand basin, part tiled, vinyl flooring.

Seperate w/c

With window to side, low level w/c, vinyl flooring.

Externally

Front Garden

The front garden is mainly laid to lawn with path to front door, garage and gate into rear garden.

Rear Garden

A very generous rear garden which is mainly laid to lawn with mature flower borders. Selection of shrubs and small trees, large lean to greenhouse off of back elevation. This must be one of the only houses not to have extended in the road, there is much potential for this subject to planning.

Garage & Driveway

Single detached garage situated to the side of the property with off road driveway parking to front.





GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



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.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing