



**12 Canterbury Street, Chippenham, Wiltshire, SN14 0EB**

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## 12 Canterbury Street, Chippenham, Wiltshire, SN14 0EB

Recently renovated to a very high standard is this light and airy THREE BEDROOM SEMI-DETACHED house which is within close distance of the town centre, local amenities and excellent primary and secondary schools. The accommodation comprises of lounge, kitchen, downstairs w.c, utility room, three bedrooms and bathroom. Further benefits include gas central heating, double glazing throughout, front and rear garden and a single garage with driveway parking.

- RENOVATED TO A HIGH STANDARD
- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT

£1,100 pcm



### ENTRANCE HALL

Double glazed front door leads into entrance hall, wall mounted cupboard housing fuse board, stairs rising to first floor.

### LOUNGE

14' 0" x 13' 1" (4.28m x 4.00m) Double glazed window to front elevation, coal effect burner, laminate flooring and radiator.

### KITCHEN

10' 7" x 6' 11" (3.23m x 2.13m) Double glazed window to rear elevation, wall mounted slim line radiator, integrated fridge/freezer, integrated Lamona dishwasher, range of wall mounted and floor units with marble effect work surfaces over, Electronic oven and hob with extractor hood over, tiled splashbacks and tiled flooring.

### INNER LOBBY

Double glazed door to rear garden, tiled flooring. Door to downstairs w.c and utility.

### DOWNSTAIRS W.C

4' 9" x 2' 11" (1.457m x 0.897m) Obscured double glazed window to side elevation. Wall mounted Worcester Boiler with Magna clean, w.c and flush, wash hand basin with storage below, ladder style heated towel rail.

### UTILITY ROOM

Obscured double glazed window to side elevation. Plumbing and space for washing machine, water softener.

### STAIRS/LANDING

Double glazed window to side elevation, carpet and access to loft.

### BEDROOM ONE

11' 6" x 9' 4" (3.52m x 2.87m) Double glazed window to front elevation, radiator and carpet.

### BEDROOM TWO

10' 10" x 8' 9" (3.31m x 2.68m) max Double glazed window to rear elevation, radiator and carpet.

### BEDROOM THREE

8' 0" x 7' 8" (2.45m x 2.34m) Double glazed window to front elevation, radiator and carpet.

### SHOWER ROOM

8' 4" x 4' 9" (2.56m x 1.47m) Obscured double glazed window to side elevation, wall to floor tiling, w.c and flush, wash hand basin with storage below, shower cubicle with shower over, ladder style heated towel rail, wall mounted mirror and tiled flooring.

### EXTERNALLY

To the front of the property there is an area of lawn enclosed by picket fencing and gate. A double gate leads to a single garage with up and over door, power and light, there is driveway parking in front of the garage.

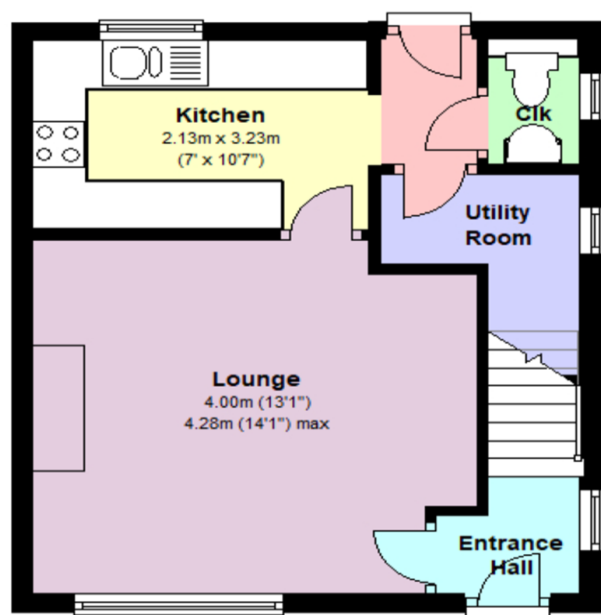
To the rear of the property there is an area of patio and lawn enclosed by stone walling.

### COUNCIL TAX

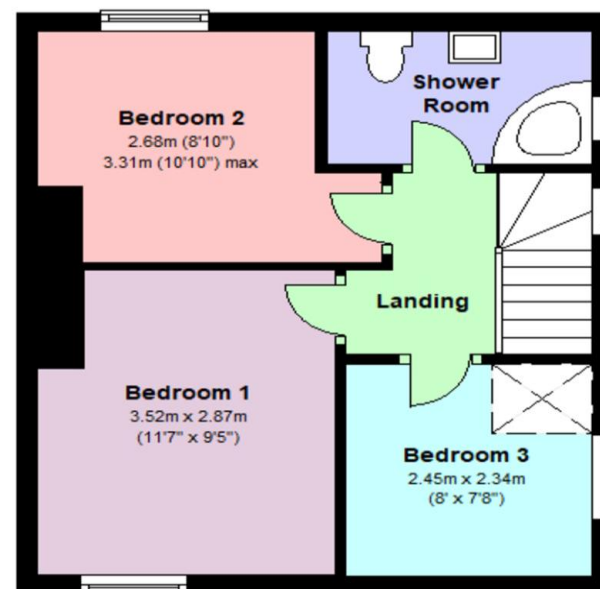
Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**



**First Floor**



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