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ESTATE AGENTS



Downham Mead, Chippenham

Price Guide £280,000

This spacious three bedroom semi detached property is located within a popular street on the Monkton Park development. The property is seen to be in need of some cosmetic work but offers great scope to stamp your own mark on your new home. The accommodation is based over two floors with a hallway leading to a kitchen, dining room and lounge. On the first floor the landing leads to all three bedrooms and the family bathroom. The property also offers double glazed windows plus a replacement boiler. Externally the property sits within a good size established plot with mature front and rear gardens along with a detached garage.

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

Situation

Chippenham 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.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Canopy

Entrance Hall

Double glazed windows to front, door to front, doors to lounge, dining room, kitchen, stairs to first floor landing, radiator.

Lounge 5.44m x 3.33m (17'10" x 10'11")

Double glazed window to front, sliding french doors to rear, gas fire place with tiled hearth and back, mantle and surround, door to hallway, radiators, wall lights, television point, telephone point.

Dining Room 2.79m x 2.39m (9'02" x 7'10")

Double glazed window to front, door to hallway, access to kitchen, radiator.

Kitchen 4.27m x 2.24m (14'00" x 7'04")

Double glazed window to rear, doors to entrance hall and garden, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with matching cooker hood over, space and plumbing for automatic washing machine, fridge, radiator, storage cupboard.

Landing

Double glazed window to rear, airing cupboard housing combination boiler, access to roof void, doors to;

Bedroom One 3.38m x 3.35m (11'01" x 11'00")

Double glazed window to front, radiator, built in cupboard, telephone point.

Bedroom Two 3.33m x 2.79m (10'11" x 9'02")

Double glazed window to front, radiator, built in cupboard.

Bedroom Three 2.39m x 2.26m (7'10" x 7'05")

Double glazed window to rear, radiator.

Bathroom

Obscured double glazed window to rear, fitted with a two piece suite comprising bath with shower attachment over, pedestal wash hand basin, all with chrome fittings, part tiling, radiator.

WC

Double glazed window to rear, low level wc.

Front

Laid to lawn, long driveway plus access to front and rear of the property.

Rear Garden

Good size private rear garden, laid to lawn with additional landscaped area, fully enclosed, patio.

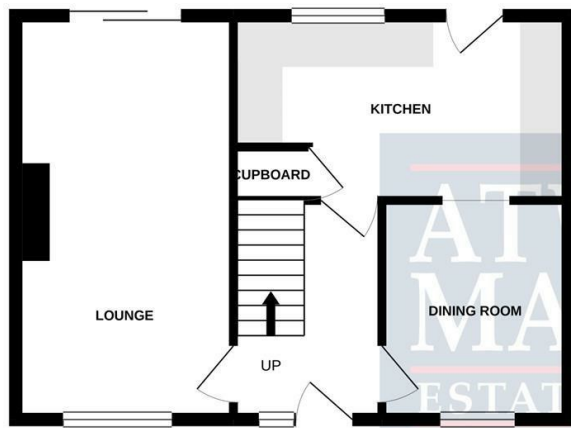
Garage

Larger than average single garage with window to side, door to side, power and up and over door to front.

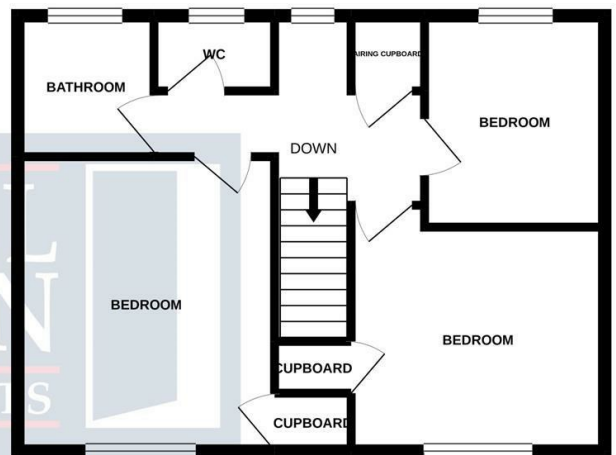




GROUND FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>84</div>
(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