



📍 22 The Tinings, Chippenham, Wiltshire, SN15 3LX

🔗 Offers In Excess Of £350,000

A very well presented, two bedroom, detached bungalow with private, well maintained garden, garage and ample driveway parking, which is situated on the sought after Monkton Park development, within walking distance of the train station and town centre amenities.

- Detached Bungalow
- Well Presented Throughout
- Two Bedrooms
- Good Sized Sitting/Dining Room
- Gas Central Heating & UPVC Double Glazing
- Private, Lovingly Maintained Garden
- Garage & Ample Driveway Parking
- Sought After Location
- Close To Amenities
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D



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The property offers well proportioned accommodation comprising; vestibule, entrance hall, good sized sitting/dining room with feature fireplace, kitchen/breakfast room opening onto the rear garden, two bedrooms and a shower room with white suite.

Externally there is an exceptionally private and lovingly maintained rear garden, paved patio seating area, level lawn, well stocked beds and a summer house with power.

Detached, single garage with up and over door to front, door and windows to side, power and lighting. Block paved driveway for parking numerous cars to the front and side of the property.

Situation

The property is within easy access of the the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property

Council Tax Band; C

Freehold

Mains Services

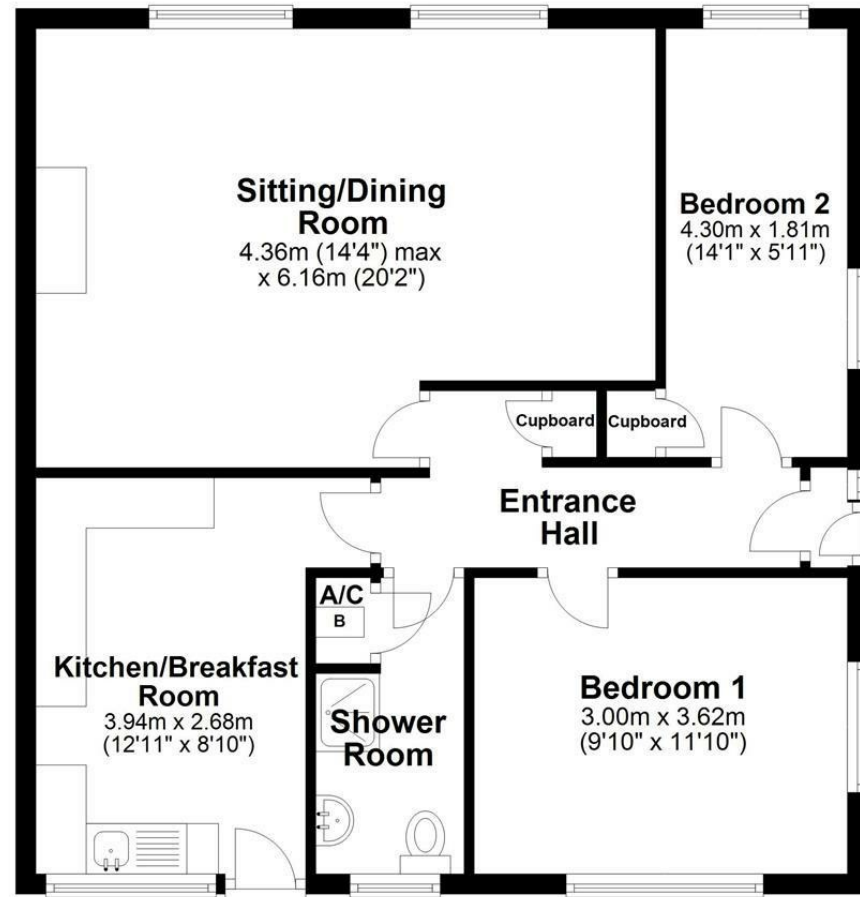
Gas Central Heating

EPC Rating; TBC



Ground Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



Total area: approx. 67.7 sq. metres (728.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.