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36 St. Peters Close, Chippenham, SN15 2BQ

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⑨ 36 St. Peters Close, Chippenham, SN15 2BQ

£340,000

A beautifully presented, four bedroom family home, offering extended accommodation that is spacious, modern and versatile, with large L-shaped garden, and single garage.

- Four Bedroom Family Home
- Extended Accommodation
- Beautifully Presented, Modern Interior
- Four Bedrooms
- Sitting Room & Conservatory
- Stylish Kitchen / Breakfast Room
- Contemporary Family Bathroom
- Large L-Shaped Garden
- Single Garage
- Walking Distance to Town Centre

❖ Freehold

⑩ EPC Rating



A fantastic opportunity to purchase an extended, and beautifully presented four bedroom family home, superbly positioned within walking distance of Chippenham town centre and railway station. The extended accommodation is spacious, and versatile, lending itself perfectly to modern family life.

The accommodation is arranged over three levels and briefly comprises; entrance hall, cloakroom, kitchen / breakfast room, sitting room, conservatory, four bedrooms, three of which are generous doubles, and finally the stylish family bathroom.

There is a large L-shaped rear garden, with both patio and decked seating areas, alongside the large lawned area. There is also a single garage in a separate block.

#### **Situation**

The property is situated in a cul-de-sac location within easy access of the town centre, local amenities and River Avon with its delightful walks and cycle path. The hospital, local doctors surgery and mainline rail station are easily accessible, as is the local primary school. M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

#### **Property Information**

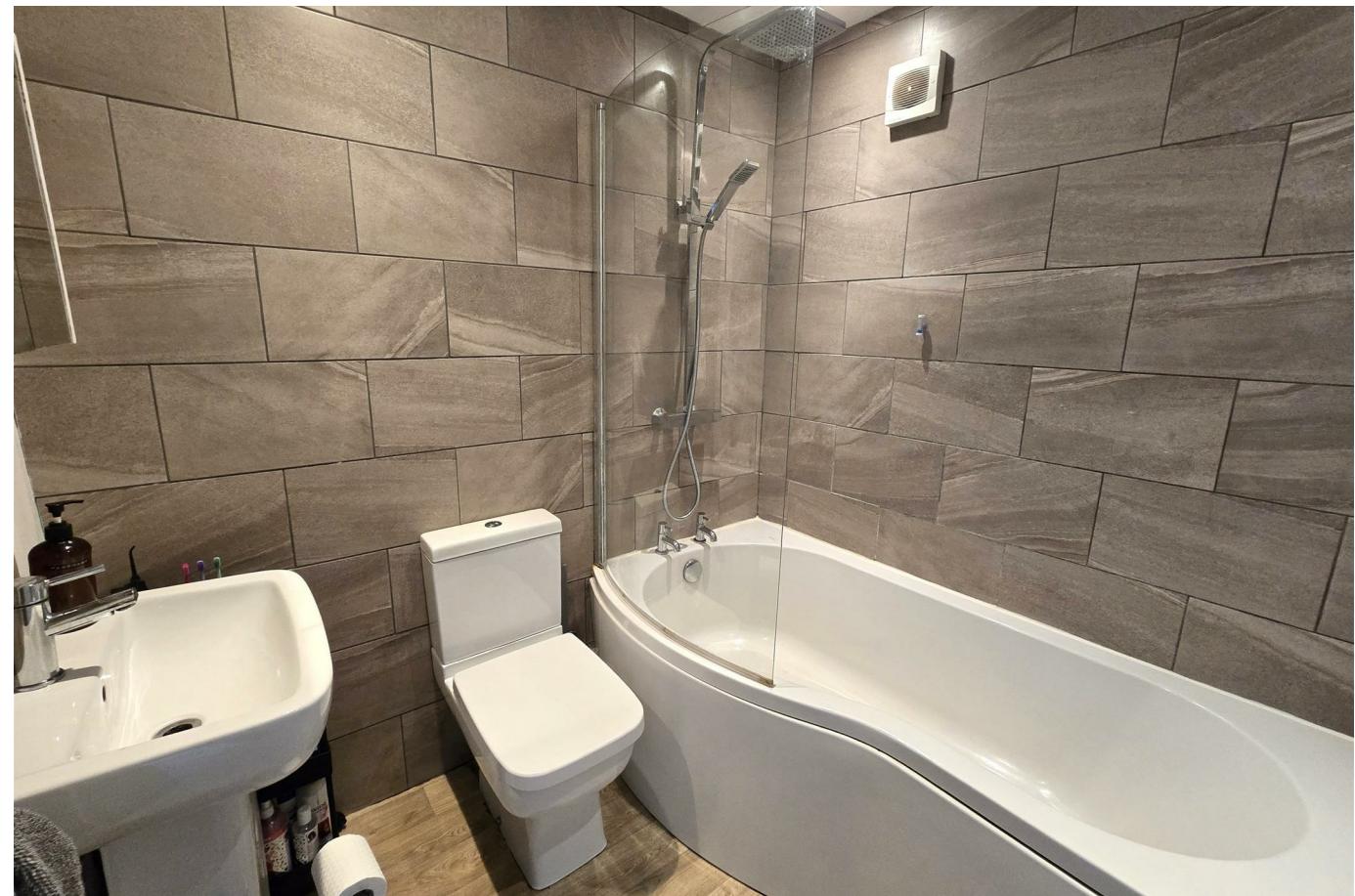
Council Tax Band; C

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; TBC



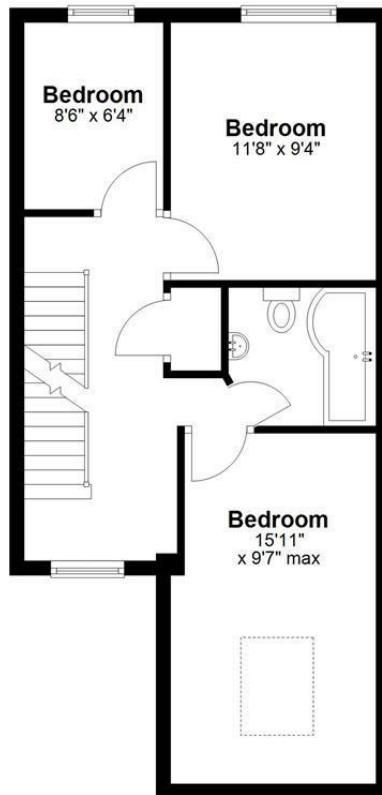
### Ground Floor

Approx. 582.9 sq. feet



### First Floor

Approx. 486.5 sq. feet



### Second Floor

Approx. 196.5 sq. feet



Total area: approx. 1265.8 sq. feet

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 firms 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.

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