



⑨ 22 Boothmead, Chippenham, Wiltshire, SN14 0HU

£295,000

A fantastic three double bedroom terraced house, that has been extended and extensively improved by the current owners, to offer a modern, high-quality home, on the popular Western side of Chippenham.

- Terraced House
- Extended & Sympathetically Improved
- High-Quality Accommodation
- Three Double Bedrooms
- Modern, Stylish Kitchen
- Dual-Aspect Sitting Room
- Lovely Family Bathroom & Cloakroom
- Low-Maintenance Rear Garden, with Garden Bar / Office
- Single Garage & Ample Driveway Parking
- Popular Western Side of Chippenham

∅ Freehold

⑩ EPC Rating D



Ideally situated on the popular Western side of Chippenham, is this fantastic, extended three double bedroom terraced home, which has undergone significant improvements by the current owners, offering a spacious, flexible home, with stylish, modern accommodation.

The accommodation is arranged over two levels and briefly comprises; entrance porch, entrance hall, large sitting room with electric fire, conservatory, beautifully-appointed kitchen / breakfast room, rear porch and cloakroom. To the first floor are three generous double bedrooms, all of which benefit from built-in / fitted wardrobes and the spacious, well-appointed family bathroom. with P-bath and shower over.

Externally the property benefits from a lovely, low-maintenance rear garden, laid predominantly to artificial lawn. There is also fantastic garden bar / office. To the front is a single garage and ample off-road driveway parking.

Situation

The property is conveniently located on the western outskirts of Chippenham close to the A350, A420 and M4. There are a selection of local amenities nearby including national supermarkets, primary and secondary schools, a doctors surgery and public houses. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks.

Property Information

Tenure: Freehold

Council Tax Band: B

Gas Central Heating

Mains Gas, Electricity, Water & Drainage

EPC Rating: D



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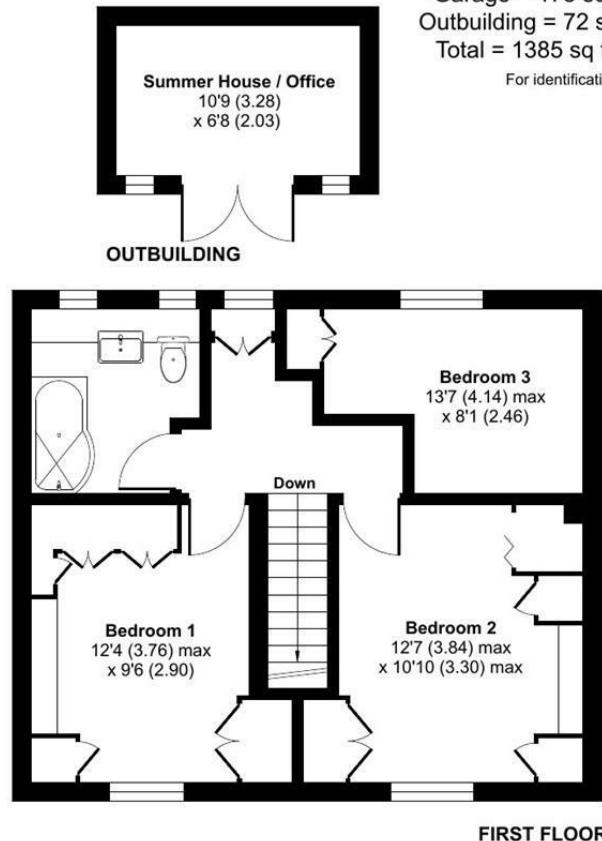
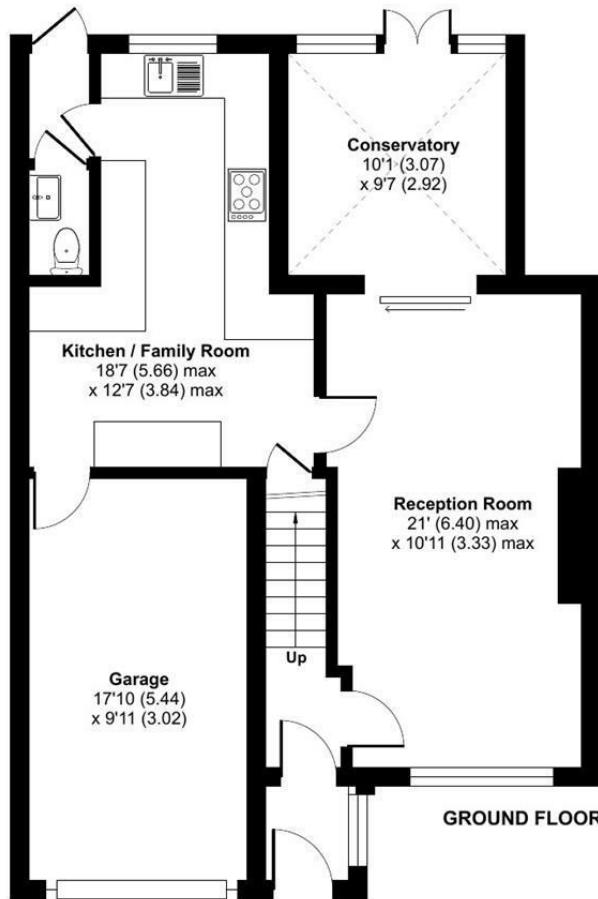
Approximate Area = 1135 sq ft / 105.4 sq m

Garage = 178 sq ft / 16.5 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Strakers. REF: 1205486

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