

ORCHARD ROAD



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

33 ORCHARD ROAD
CHIPPENHAM, SN14 0BE

Offers over £275,000

Description

Are you looking for a family home for your growing family? This property is situated to the head of a cul-de-sac and requires modernisation throughout, to include kitchen, bathroom, decor and flooring. On approach, parking and an attached single garage. Internally small porch with a very handy shoe rack. Entrance hall with under stairs storage and stairs leading to the first floor.

Sitting room to the front with feature fireplace and a wealth of light, dining room to the rear, overlooking the garden. The kitchen looks onto the garden and benefits from a walk in pantry, a range of units and a door to the side leading to the garden.

To the first floor landing, loft access complete with loft ladder, two double bedrooms with fitted cupboards and a small single room to the front. The first floor is completed by a family bathroom.

Outside there is hardstanding to the side of the property with access to the front and garage. A garden shed opening to a paved terrace with step up to lawned garden complete with Magnolia tree central to the lawn. A very good sized garden offering space for all the family to enjoy.

The property was purchased earlier this year and the current owner planned to extend and fully modernise the property. Due to a change in personal plans the property is now being offered for sale along with full planning permission. The permission granted is for a two storey side extension and a single storey rear extension. This would provide three receptions as well as a kitchen/family room, utility and downstairs cloakroom to the ground floor. To the first floor, three bedrooms and a master with en-suite and a larger four piece family bathroom.

Application reference number is : 21/00807/FUL

- Great family home in need of modernisation
- Located to the head of a Cul-De-Sac
- Two good sized reception rooms
- Great sized enclosed garden
- Located in easy distance to primary & secondary schools
- Offered with NO ONWARD CHAIN
- Parking and attached garage
- Two double bedrooms and one single
- Full planning permission obtained for a two storey extension
- Established residential area, 1.5 miles from town centre





Location & Amenities

Frogwell offers a primary school and two secondary schools, as well as local shops and petrol station. The town centre is 1.5 miles away with larger stores available and facilities also within the same distance.



Chippenham is set on a prominent crossing of the River Avon and lies between the Marlborough Downs to the East, the Cotswolds to the North and West and Salisbury Plain to the South. Surrounding the Town are a number of stone-built Cotswold villages, including Lacock (National Trust), Biddestone and Castle Combe. The great house and art treasures of Longleat, Bowood, Lacock Abbey, Sheldon Manor and Corsham Court are within easy reach.

King Alfred The Great (born in Wantage in AD 849), Anglo Saxon King of England, had a palace in Chippenham.



The combination of the old and the new, the historic architectural gems, modern shopping centres and nearness to some of the country's greatest houses and historic villages, makes this town midway between Bath and Swindon an ideal location for touring and access to the southern Cotswolds.

Good transport links with a railway station in the town. Easy access from the property to the M4 motorway Junction 17. London 90 miles, Trowbridge 11 miles, Swindon 18 miles away and Bristol 20 miles, making this a very convenient location.

VIRTUAL TOUR LINK:
<https://my.matterport.com/show/?m=q1eHQAY3ITU>



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

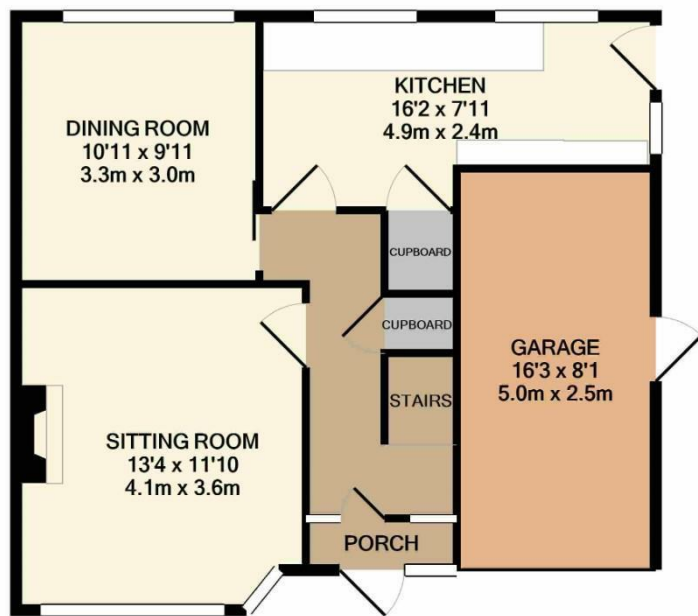
Fixtures and Fitting: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Wiltshire Council. Council Tax Band C and EPC rating D

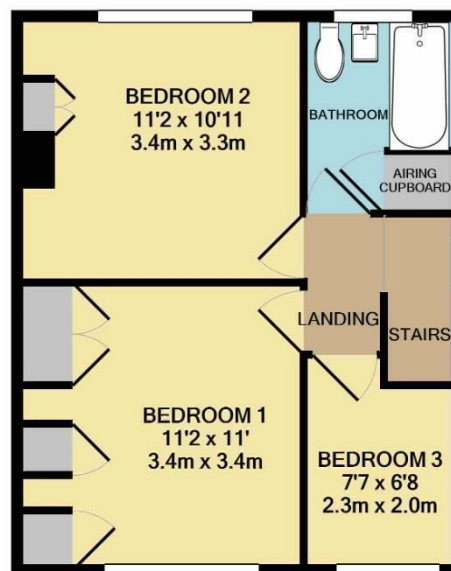
Directions

From the centre of Chippenham head north on Marshfield road A420 passing St Paul Street, continue over the first roundabout. Follow this road passing Chippenham Town FC car park on your right to the next roundabout and straight over to the next taking 1st exit left onto B4528, Hungerdown lane. Follow this road over two roundabouts and pass Tesco's express on your right. You will see the turning on the left into Orchard road, follow this road all the way to the end. The property is located at the head of the cul-de-sac as denoted by our for sale board on the left hand side.





GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)

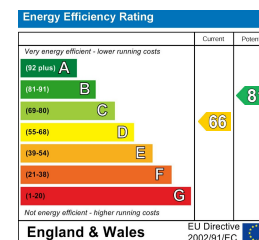


1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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