



64 Hill Corner Road, Chippenham, SN15 1DX

NO ONWARD CHAIN. This two bedroom bungalow sits on the northern side of Chippenham, providing good access to the M4. A highlight is the large established mature garden. The property is in need of modernisation and offers potential for extension and/or loft conversion subject to the necessary consents. Internally the layout offers generous living space with reception hall, sitting room, snug, kitchen/dining room leading into the rear garden. Two double bedrooms and a shower room. Additional benefits include double glazing and gas central heating. To the front is a lawned garden and driveway providing off road parking leading to an attached garage. The sizeable mature rear garden is a standout feature being planted with mature shrubs and trees affording a good degree of privacy.

Situation

The property is ideally situated on the northern outskirts of the town close to open countryside yet only two minutes' drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway can be reached in five minutes offering commuting to the major centres of Bath, Bristol, Swindon & London.

Accommodation Comprising:

Obscure uPVC double glazed Entrance Door with side panels to:

Reception Hall

Radiator. Ladder style steps to attic room. Doors to

Sitting Room

Double glazed window to front. Large opening into extra space that can be used for a multiple of

Family room/Snug

Versatile space that can be study, snug, family room.

Dining Room

Double glazed patio doors to garden. Double glazed window to side. Radiator.

Kitchen

Double glazed door and window to rear and side. Radiator. Cupboard housing hot water cylinder. Range of drawer and cupboard base units with matching wall mounted cupboards. Tiled to principal areas. Rolled edge worksurfaces with inset single bowl single drainer unit with chrome mixer tap. Low level Integrated oven and gas hob. Space and plumbing for washing machine.

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Shower Room

Obscure double glazed window to rear. Radiator. Close coupled WC. White Pedestal wash basin. Electric shower. Aqua panels to principal areas.

Attic Room

Double glazed window to rear. Doorway to ensuite.

Ensuite

Shower cubicle with mixer shower. Close coupled WC. Wash basin. Radiator.

Outside

Front Garden

Block paved driveway with the remainder being laid to lawn and scrubs. Enclosed by low level wall and hedging.

Rear Garden

A mature garden Paved seating area, planted borders with the remainder laid to lawn. Greenhouse. Side access.

Garage

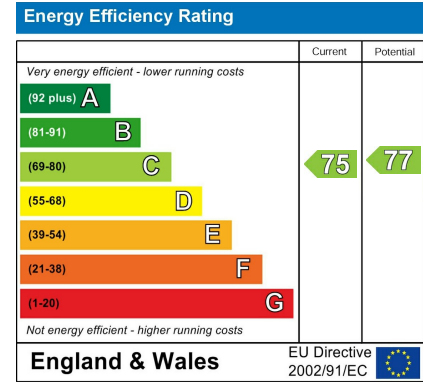
Up and over door with power and light.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout

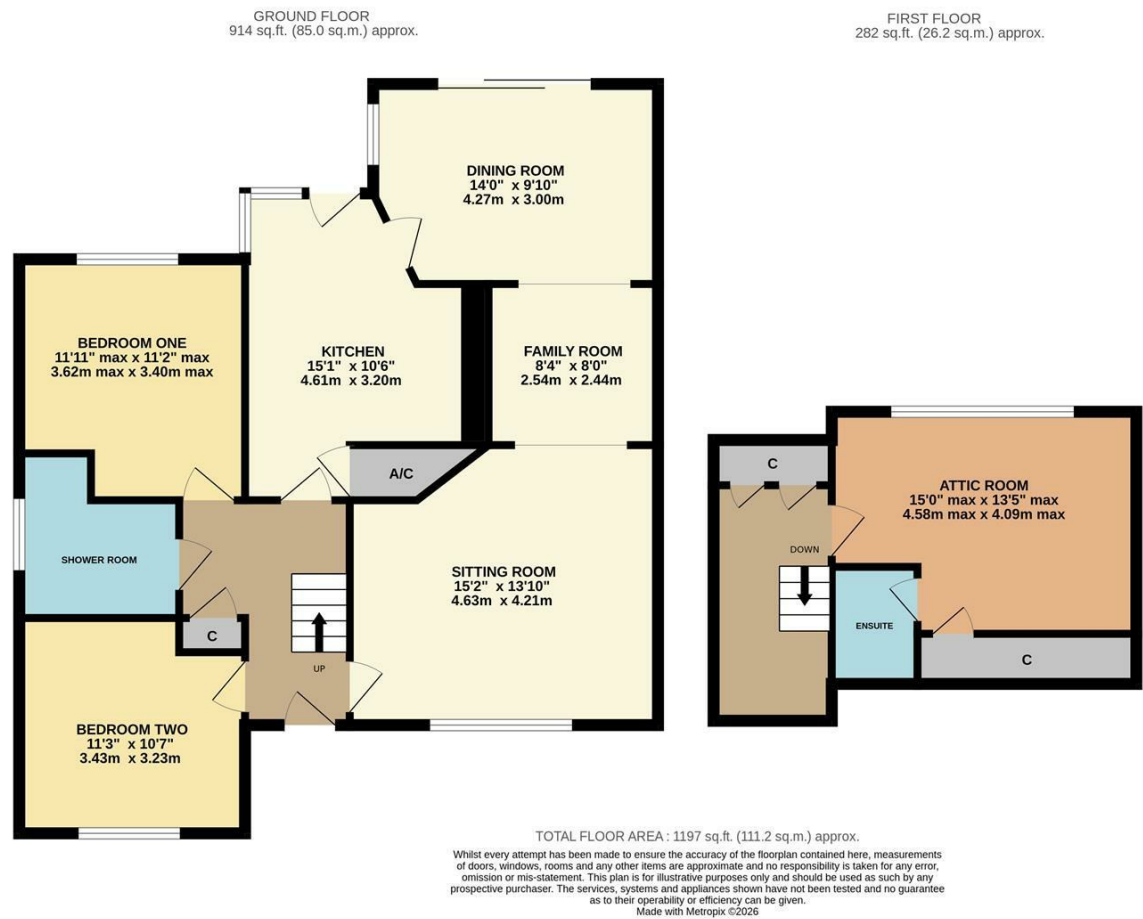
and take the turning left into Hill Corner Road, follow the road around to the left and the property can be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)