



9 Hancock Close  
Chippenham, SN15 3UZ





## 9 Hancock Close, Chippenham, SN15 3UZ

**Immaculately presented and generously proportioned semi-detached chalet style home occupying a good size plot within a quiet cul-de-sac**

- Chalet Style Property
- Presented to a High Standard
- Versatile Accommodation
- Three Bedrooms
- Bath and Shower Rooms
- Impressive Fitted Kitchen/Diner
- Ample Off-road Parking
- Detached Garage
- Delightful Gardens
- No Onward Chain

£275,000



### Description

Beautifully presented semi-detached chalet style property pleasantly situated in a quiet cul-de-sac location within the ever popular Pewsham area. The light and airy accommodation comprises a good size living room, well appointed kitchen / dining room, shower room and study / bedroom 3 on the ground floor, whilst the first floor offers a good size master bedroom with dressing area, a further bedroom and family bathroom. Externally there is a pretty area of garden to the front, interspersed with mature shrubs and trees, ample off-road parking to the side with a herringbone bricked driveway which leads to a detached single garage and a good size area of garden to the rear which benefits from a patio area and lawn all enclosed by timber fencing.

### Situation

The property is located within Pewsham which has two local primary schools, a mini supermarket, public house, chemist, doctors surgery and Chinese takeaway. Pewsham is only a short distance from 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 good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

### Property Information

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

All mains services connected.

Double glazing and gas fired central heating



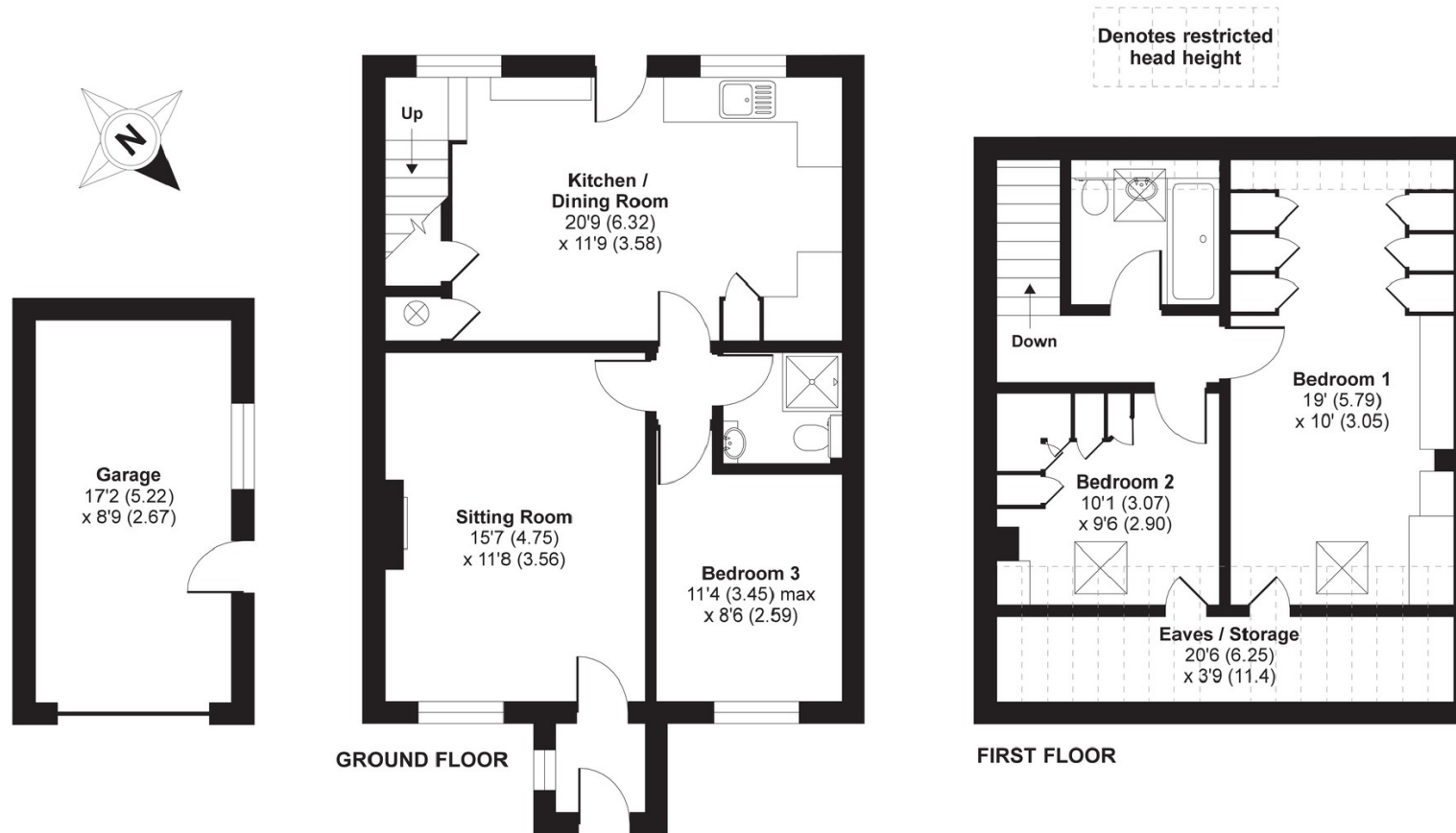
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APPROX. GROSS INTERNAL FLOOR AREA 1097 SQ FT 101.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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