



**Chickerell Road, Park North, Swindon**  
**Offers Over £280,000**

SHOW HOME CONDITION & PRESENTATION \* GREATLY IMPROVED & EXTENDED TO THE REAR \*

\*\*\* C.1000 SQ FT / 92 SQ METERS OF LIVING SPACE \*\*\* A MUST VIEW SEMI DETACHED HOME - SHOW HOME CONDITION & PRESENTATION \*\*\* GREATLY IMPROVED & EXTENDED TO THE REAR \*\*\* 2 DOUBLE BEDROOMS \*\*\* A MODERN & STYLISH GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM \*\*\* LIVING /DINING ROOM + FAMILY ROOM \*\*\* AMPLE DRIVEWAY PARKING FOR C. 4 - 6 VEHICLES \*\*\* A FULLY ENCLOSED REAR GARDEN \*\*\* FAR REACHING VIEWS TO THE REAR ASPECT OVER LOOKING AN OPEN GREEN SPACE/PLAYING FIELD \*\*\* MODERN FITTED KITCHEN WITH A SELECTION OF INTEGRATED APPLIANCES.

This delightful property offers excellent access to amenities such as Greenbridge Retail Park and is located within close proximity to Coate Water Country Park. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden,

Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

2 DOUBLE BEDROOMS \*\* A MODERN & STYLISH GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM \* LIVING /DINING ROOM + FAMILY ROOM \* AMPLE DRIVEWAY PARKING FOR C. 4 - 6 VEHICLES. | Freehold **SOLD**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 101.4 SQ. METRES (104.4 SQ. FEET)



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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-)                                       |         |                         |
| <b>A</b>                                    |         |                         |
| (81-91)                                     |         |                         |
| <b>B</b>                                    |         |                         |
| (69-80)                                     |         |                         |
| <b>C</b>                                    |         |                         |
| (55-68)                                     |         |                         |
| <b>D</b>                                    |         |                         |
| (39-54)                                     |         |                         |
| <b>E</b>                                    |         |                         |
| (21-38)                                     |         |                         |
| <b>F</b>                                    |         |                         |
| (1-20)                                      |         |                         |
| <b>G</b>                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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