



90 Kington St. Michael, Chippenham, Wiltshire, SN14 6HX
£270,000

This extended stone built cottage, originally built in around 1850 offers many traditional elements combined with contemporary upgrades and is located in a row of period properties within the popular village of Kington St Michael. To the rear are two sections of mature garden, one backing on to open countryside. Offering Two double bedrooms, refitted shower room and replacement gas fired boiler it is a must view.

- **Period Stone Built Cottage**
- **Two Double Bedrooms**
- **Lounge With Open Fire**
- **Kitchen**
- **Refitted Shower Room**
- **Two Sections of Garden**
- **Replacement Gas Boiler**
- **Village Location**

Porch 4'01" x 3'04" (1.24m x 1.02m)

Composite front door, double glazed windows, door to the lounge.

Lounge 13' x 9'07" (3.96m x 2.92m)

Double glazed window to the front, tall radiator, exposed floorboards, open fire with surround and hearth, fitted shelving and storage within the chimney recesses, separate built in storage cupboard, spotlights and door to the kitchen.



Kitchen 10'11" x 9'09" Maximum (3.33m x 2.97m Maximum)

Double glazed window to the rear, Slate tiled floor, radiator, stairs to the first floor, open storage space under the stairs, opening to the rear lobby, range of floor and wall mounted units, gas hob, extractor fan, electric oven and integral washing machine.



Rear Lobby

Slate tiled floor, wall mounted replacement gas fired boiler, stable style door leading to the garden and door to the shower room.

Shower Room 6'02" x 5'08" (1.88m x 1.73m)

Double glazed window to the side, tiled floor and walls, towel radiator, extractor fan, refitted suite comprising; wash hand basin, toilet, vanity storage and double walk in shower cubicle with mains powered Rainfall shower.

Landing

Doors to both bedrooms.

Bedroom One 13' x 9'05" (3.96m x 2.87m)

Double glazed window to the front, radiator, loft access hatch, cast iron fire, surround and hearth.



Bedroom Two 9'08" x 8'03" (2.95m x 2.51m)

Double glazed window to the rear with countryside views, radiator and exposed floorboards.



Rear Garden

Directly outside of the back door is an area of South Westerly facing garden laid to raised seating area and lawn with sleepers and mature shrubs and plants. A pathway leads to a further section of garden.



Further Garden

Located a few moments from the house is an area of private garden laid to lawn and raised patio, enclosed by picket fence and siding on to open countryside.



Outside Store

A brick built store suitable for storing garden furniture or garden tools.

Row View



Agents Notes

There is a right of access that passes through the initial area of garden to allow neighbour's to access the rear of their property.

Tenure

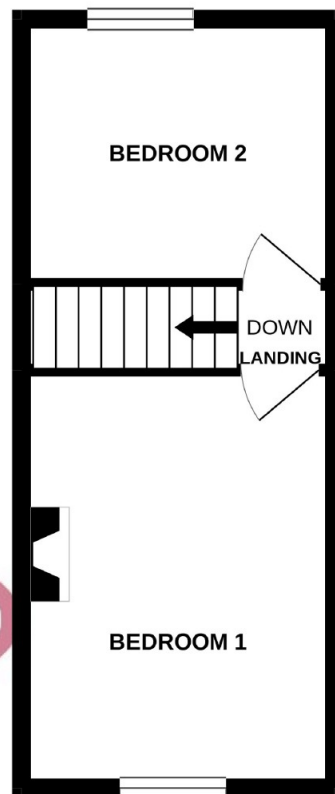
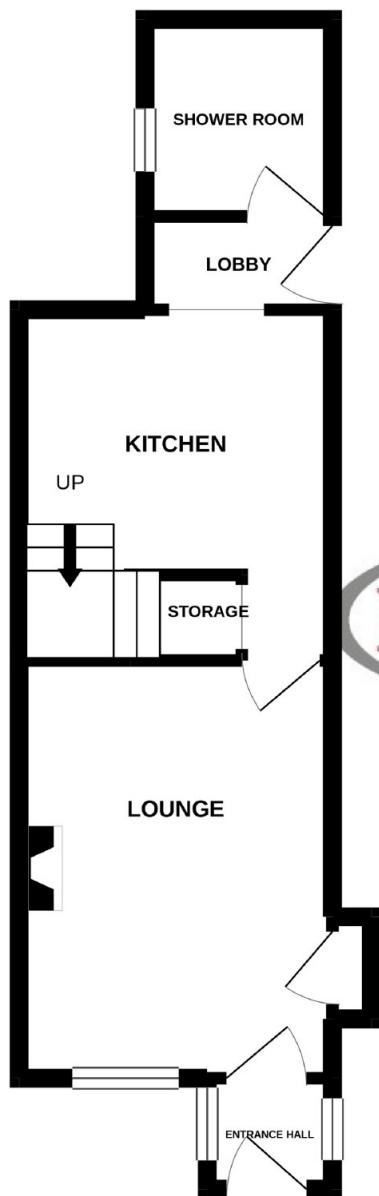
We are informed by the seller that the tenure of this property is Freehold.

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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