

4 Churchward Court, Chippenham, SN15 1UA

GOODMAN WARREN BECK

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£310,000

A modern well presented three bedroom semi detached house ideally situated in a non-estate location within easy walking distance of the town centre and mainline station. The accommodation offers a welcoming reception with tiled floor, a good size sitting/dining room with sliding patio doors to the garden, a modern well appointed kitchen with a range of fitted units and built-in oven and hob, master bedroom with an en-suite shower room, two further bedrooms and a modern bathroom with a white suite. Other benefits include uPVC double glazing and gas central heating with an upgraded gas fired combination boiler. To the front is a lawned garden with side access to an enclosed rear garden laid to lawn with garden shed. Beyond there is access to a parking area with two allocated parking spaces.

Situation

The property is conveniently situated just a short walk from the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities, picturesque John Cole's Park is also within easy walking distance. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

Canopied Porch

Composite entrance door to:

Reception Hall

UPVC double glazed window to side. Radiator. Tiled floor. Stairs to first floor with cupboard under. Coving. Telephone point. Doors to:

Sitting/Dining Room

Double glazed sliding patio doors to rear. Two radiators. Under stairs cupboard. Coving. Television and telephone point.

Kitchen

UPVC double glazed window to front. Radiator. Range of cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built-in gas hob and electric oven with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor. Wall mounted gas fired combination boiler for central heating and hot water.

First Floor Landing

UPVC double glazed window to side. Doors to:

Master Bedroom

UPVC double glazed window to rear. Radiator. Built-in cupboard. Door to:

En-Suite Shower Room

Obscure uPVC double glazed window to side. Radiator. Wood laminate flooring. Fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Light and shaver point. Extractor.

Bedroom Two

UPVC double glazed window to front. Radiator.

Bedroom Three

UPVC double glazed window to front. Radiator. Over stairs cupboard.

Bathroom

Radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Pedestal wash basin. Close coupled WC. Tiled to principal areas. Access to roof space. Mirror with light. Extractor.

Outside

Front Garden

Laid to lawn with flower and shrub bed. Steps leading up to the front door. Path leading to gated side access to rear garden.

Rear Garden

Enclosed garden with patio area and laid to lawn beyond. Garden shed. Gated rear access leading to parking.

Parking

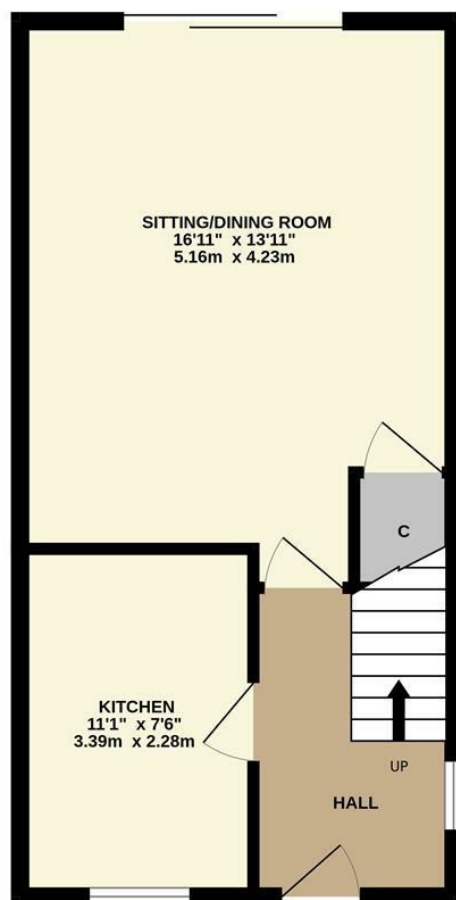
There are two allocated parking spaces to the rear of the property.

Directions

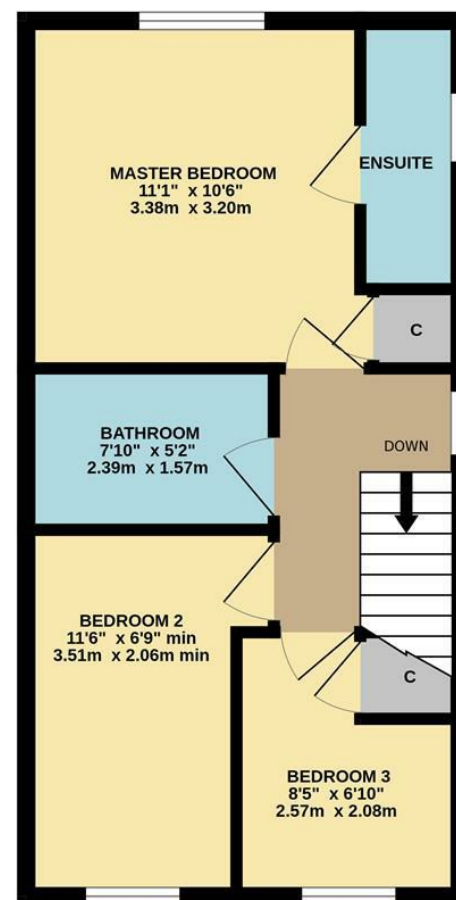
From the town centre proceed up New Road through the railway arches into

Marshfield Road. Take the first turning left into Spanbourn Avenue and the property will be found on the right hand side.

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



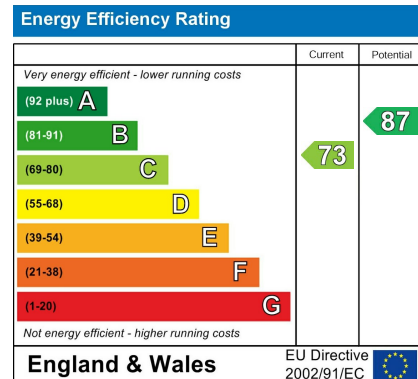
FIRST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

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. Made with Metropix ©2023

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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