

# 65 Eastern Avenue, Chippenham, SN15 3LW

GOODMAN WARREN BECK

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Price Guide £310,000

A well maintained three bedroom semi detached bungalow situated in the heart of the sought after Monkton Park development offered for sale with no onward chain. Well presented throughout the accommodation offers a spacious and welcoming entrance porch, refitted kitchen/dining room with a range of fitted cupboards, useful utility room, sitting room with feature fireplace, an inner hall leading to three bedrooms and a refitted shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a pleasant mature garden with pathway leading to the front door. To the rear is a good size, well stocked garden with delightful covered seating area. A pathway then leads to a good size detached garage (c.20' x 10') with an electric up and over door.

## Situation

The property is ideally situated on the popular Monkton Park area within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

uPVC double glazed entrance door to:

## Large Entrance Porch

uPVC double glazed window to front. Radiator. Wall light point. Obscure multi glazed door to:

## Kitchen/Dining Room

uPVC double glazed window to side. Radiator. Storage cupboard. Larder cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Tall Cupboard. Built-in electric hob with extractor over. Built-in eye level oven. Integrated freezer. Space for fridge. Obscure multi glazed door to Utility. Obscure sliding multi-glazed door to Inner Hall. Tiled floor. Obscure multi-glazed door to:

## Sitting Room

uPVC double glazed window to front. Two radiators. Feature gas fire with surround and hearth. Television point. Air conditioning unit. Coving.

## Rear Garden

Generous mature garden enclosed by fencing. Full width covered seating area with patio area beyond with well stocked flower and shrubs. Steps up to a further large area of garden with gated access to rear and personal door to garage.

## Garage

Accessed by rear service road. Electric up and over door. Window to side. uPVC double glazed window and door to rear. Power and light.

## Directions

From the High Street in the town centre proceed along New Road and at the roundabout before the railway arches turn right up Station Hill. Remain on this road which becomes Cocklebury Road. Continue to the T-junction where you will need to turn right. The property will then be found on the left hand side.

## Utility Room

uPVC double glazed window with doors to front and rear. Work surfaces with single bowl single drainer stainless steel sink unit with chrome mixer tap. Drawer and cupboard base units. Space and plumbing for automatic washing machine and tumble drier.

## Inner Hall

Storage cupboard. Access to part boarded roof space with ladder and light. Doors to:

## Bedroom One

uPVC double glazed window to rear.

## Bedroom Two

uPVC double glazed window to front. Radiator. Fitted double wardrobe.

## Bedroom Three

uPVC double glazed window to rear. Radiator.

## Shower Room

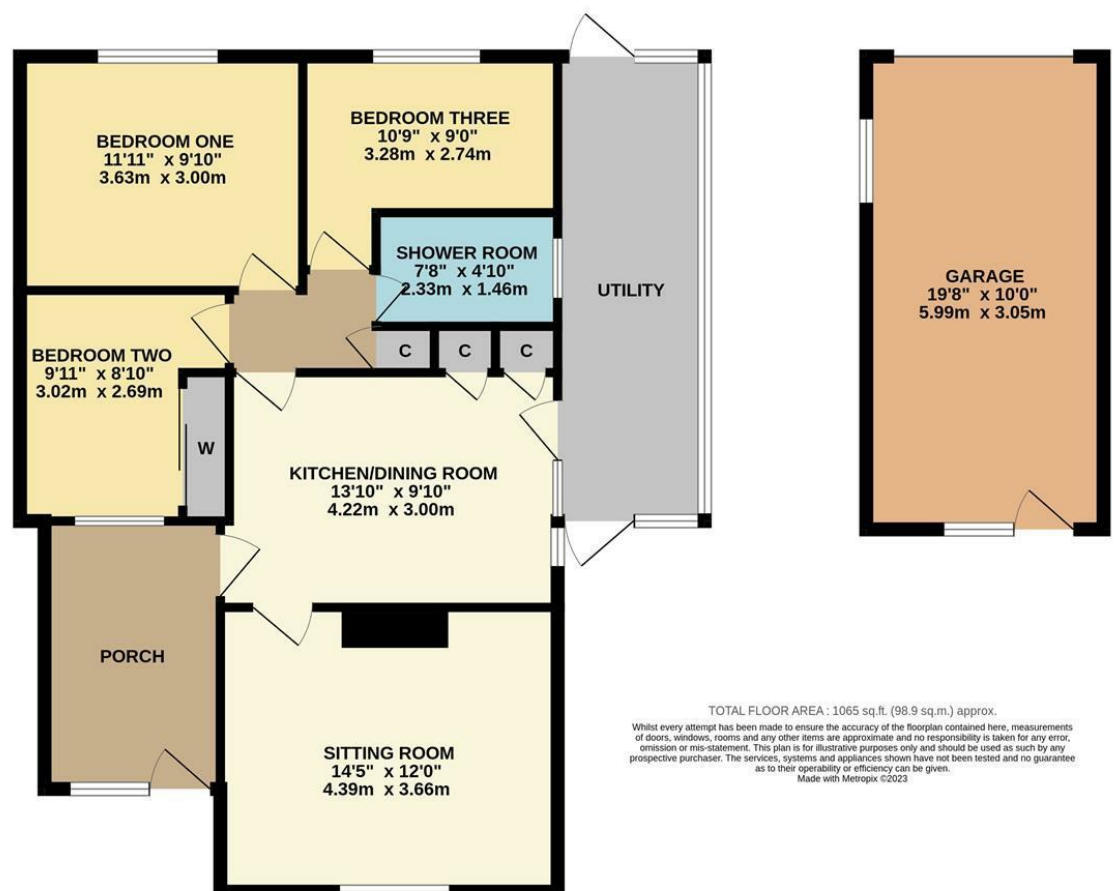
Obscure window to side. Ladder radiator. Extra wide shower cubicle. Vanity wash basin with drawers under. Low level WC. Fully tiled walls.

## Outside

## Front Garden

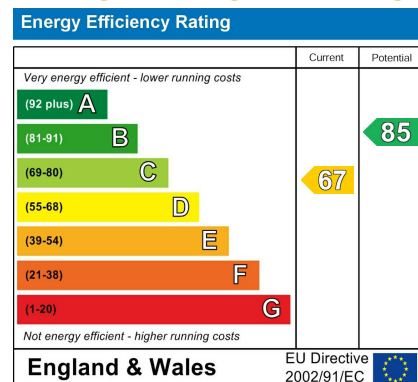
Mature well stocked garden with an array of flowers and shrubs. Pathway leading to front door.

GROUND FLOOR  
 1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 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.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold