

# 105 Ladyfield Road, Chippenham, SN14



A mature semi detached house enjoying a very large south facing rear garden with off road parking and offered For Sale with no onward chain. Benefits include three good sized bedrooms, refitted shower room, dual aspect sitting room and separate dining room both with fireplaces and refitted kitchen with built-in hob and oven. Other attributes include uPVC double glazing and gas radiator central heating with replacement Worcester boiler. Externally there is off road parking to the front and for the keen gardener a fabulous long south facing garden with mature fruit trees, shed and greenhouse to the rear.

## Situation

The property is Ideally situated on the western side of town with good access to primary and senior schools, together with local shops. M4 J.17 is c.4 miles north providing swift access to the larger centres of Bath, Bristol and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

## Accommodation Comprises

UPVC part obscure leaded double glazed entrance door to:

### Reception Hall

Cloaks hanging space. Radiator. Staircase to first floor with small cupboard under.

### Sitting Room

Dual aspect with uPVC double glazed door to rear and window to front. Feature fireplace with electric fire. TV aerial point. Radiator. Picture rail.

### Dining Room

Window to front. Radiator. Feature tiled open fireplace and hearth. Picture rail.

### Kitchen

Window to rear and double glazed door to side. One and a half bowl single drainer sink unit with cupboard base unit under. Rolled edge worksurfaces to sides with drawer and cupboard base units under. Tiled splashbacks. Wall mounted cupboards. Built-in eye level electric oven and halogen hob. Plumbing and space for washing machine, Space for fridge freezer and further appliance. Larder cupboard with shelves and electric meter.

### First Floor Landing

Window to rear. Access to insulated roof space.

### Bedroom One

Dual aspect windows to front and rear. Radiator. Cupboard housing Worcester gas fired boiler supplying radiator central heating with shelving.

### Bedroom Two

Window to front. Radiator.

### Bedroom Three

Window to rear. Radiator.

### Shower Room

Obscure glazed window to front. Refitted from original bath to a large tiled double shower cubicle with Triton electric shower. Pedestal wash basin. Close coupled WC. Radiator. Extensive tiling.

### Externally

### Front Garden

Enclosed by fencing with gated access to pathway to entrance door. Lawn areas and access to gravelled driveway to side. Gated side access to:

### Rear Garden

South facing extremely long garden enclosed by fencing. Patio area to rear with raised shrub borders. Shed. Greenhouse. Extensive lawn area with mature trees and fruit trees.

### Directions

Take the A4 Bath Road out of Chippenham. At the roundabout by the Pheasant Pub turn right onto Hungerdown Lane. Take the third right into Ladyfield Road where the property will be found on the right.

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

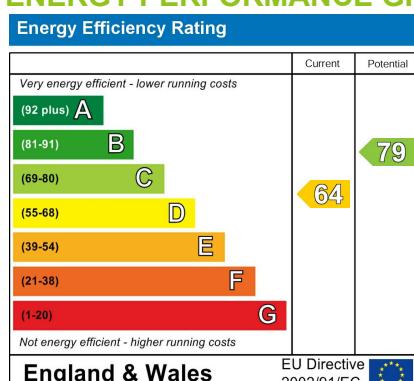
Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

**Price Guide £260,000**



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.  
Whilst every attempt has been made to ensure accurate measurements have been taken, 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