



# 96 Bristol Road, Chippenham, SN15 1NS

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

£465,000

A mature individual detached bungalow set back from the road enjoying a large south facing rear garden with swimming pool and extensive off road parking to the front. The deceptively spacious accommodation offers upto 3/4 double bedrooms, three with fitted bedroom furniture, a family bathroom and shower room. Other benefits include a well appointed kitchen/breakfast room with integrated appliances, 2/3 reception rooms and uPVC double glazed conservatory. Other attributes include gas radiator central heating with replacement boiler, uPVC double glazing and immense potential for extension/possibly two storey, subject to the necessary planning consents. The bungalow is offered with NO ONWARD CHAIN.

## Situation

The property is situated in a most favoured area of the town alongside other individual properties, conveniently located within walking distance of the town centre, LIDL supermarket, mainline rail station, primary and senior schools and the picturesque delightfully maintained John Coles Park. The property is within easy walking distance of many of the towns sports facilities, doctors surgery and chemist. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

## Accommodation Comprises

Part glazed entrance door to:

## Reception Hall

Radiator. Access to insulated roof space with pull down ladder and light. Doors to bedrooms, sitting room and to:

## Boiler Room

Cloaks hanging space to either side. Shelving to rear with lagged hot water tank and immersion heater. Replacement Worcester gas fired boiler supplying radiator central heating.

## Sitting Room

Feature fireplace with gas fire inset on stone hearth. Radiator. Door to inner hall and wide opening to:

## Lounge

Dual aspect with window to side and uPVC double glazed sliding patio doors to conservatory. Feature stone fireplace and display plinths with electric fire inset on stone hearth. Radiator. TV aerial point. Telephone point.

## Conservatory

UPVC double glazed with french doors to rear and door to side. Combined fan with lights and roof vent. Dimplex wall mounted electric heater. Wall light points. Window and roof blinds. Door to:

## Front Garden

Set back from the road over a wide pavement. Enclosed by walling with twin wrought iron gated access driveway to extensive paved parking and turning area for c.6 vehicles. Mature trees. Gated side access. Outside light.

## Rear Garden

Large south facing garden. Enclosed by fencing with covered pathway to one side with outside power points. Large terrace patio area with extensive gravelled areas to sides and rear. Large well maintained covered swimming pool. Outside lights and security lights. Three sheds all with power and two with light. Open fronted store housing swimming pool pump. Two eating apple fruit trees.

## Directions

From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout continue on along Bristol Road past the football ground and Park Avenue where the property can be found on the left just before the dual mini roundabouts.

## Shower Room

Obscure double glazed window to rear. Double tiled shower cubicle with electric shower. Vanity wash basin with cupboard under. Close coupled WC. Heated towel rail. Tiled flooring and walling.

## Inner Hall

Radiator. Laminate flooring.

## Kitchen/Breakfast Room

Window to rear. Obscure double glazed window to side. Ceramic one and a half bowl single drainer sink unit with mixer tap. Extensive granite worksurfaces. Tiled splashbacks. Extensive range of drawer and cupboard base units and wall mounted cupboards. Electric double oven. Gas hob with extractor hood over. Integrated fridge freezer. Space for integrated microwave. Plumbing for dishwasher. Laminate flooring. Telephone point.

## Family Room/Bedroom Four

Dual aspect windows to front and side. Radiator.

## Bathroom

Obscure glazed window to side. Coloured suite combining Panelled bath with mixer tap, shower attachment and glazed screen. Pedestals wash basin. Close coupled WC. Radiator. Mirrored wall, other 3 fully tiled. Laminate flooring.

## Bedroom One

Window to front. Radiator. Extensive range of fitted bedroom furniture.

## Bedroom Two

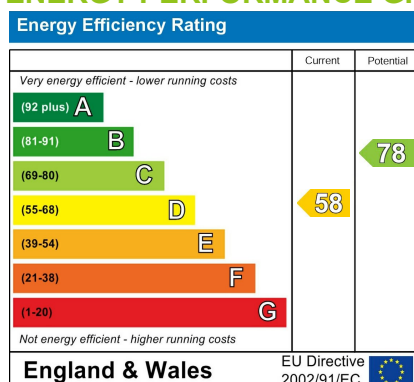
Window to front. Radiator. Extensive range of fitted bedroom furniture.

## Bedroom Three

Window to rear. Radiator. Extensive range of fitted bedroom furniture.

## Externally

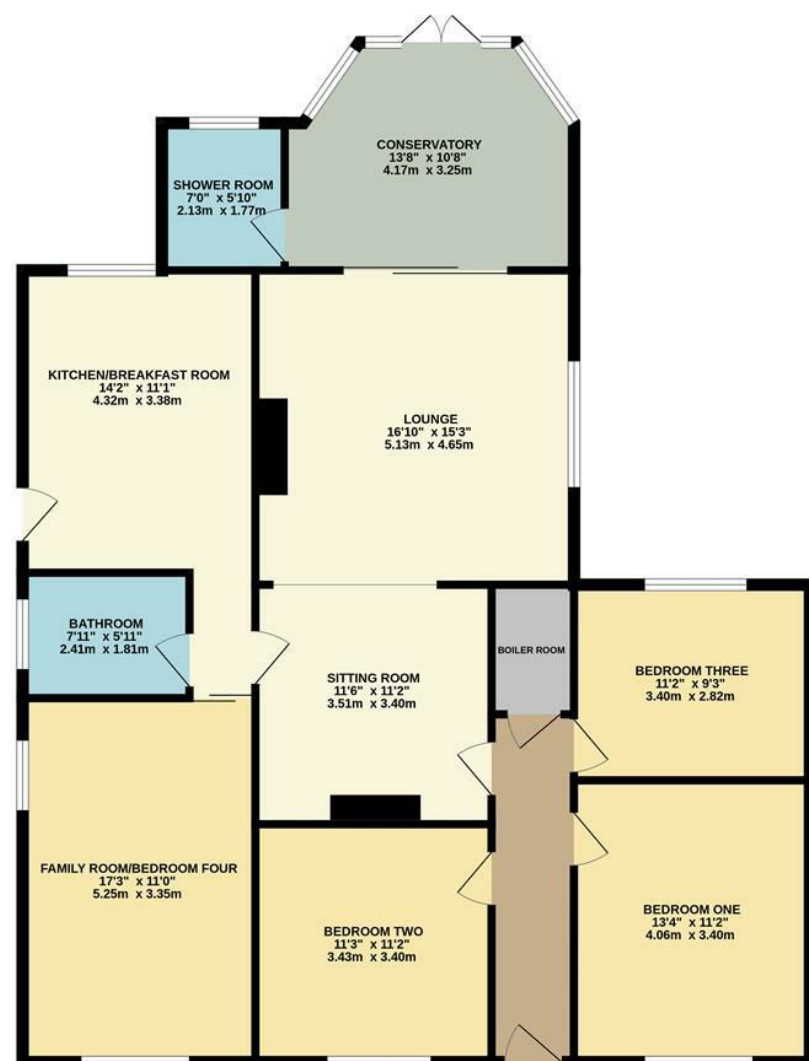
## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GROUND FLOOR  
1390 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.2 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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