

7 Bucklands Grove, Chippenham, SN15 3GR

GOODMAN WARREN BECK

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£335,000

A well presented three storey townhouse ideally situated at the back of a small cul-de-sac in a non-estate location within walking distance of the town centre and mainline station. The ground floor offers a large welcoming reception hall, cloakroom and useful utility room. The first floor boasts a good size sitting room with double doors opening through to a generous kitchen/dining room with a range of integrated appliances and patio doors opening onto a balcony enjoying views. The first floor has a master bedroom with en-suite shower room and double wardrobe, second bedroom with fitted wardrobes, third bedroom and bathroom. The car port provides an ideal parking area and to the rear is an enclosed garden with patio, lawn and access to a useful store room with power and light.

Situation

The property is ideally situated at the back of a small cul-de-sac in this non-estate location on the eastern side of the town within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and a highly regarded secondary school. The town centre with its numerous amenities and mainline rail station is only ten minutes walk. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

Accommodation Comprising:

Entrance door to:

Reception Hall

Upvc double glazed window to side. Radiator. Stairs to first floor. Fitted doormat. Doors to:

Cloakroom

Radiator. Wall hung wash basin with chrome mixer tap. Close coupled WC. Extractor.

Utility Room

Double glazed door to rear. Radiator. Wooden work surfaces with matching upstands. Cupboard base units. Inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Space for tumble drier. Wall mounted boiler for central heating and hot water. Extractor.

First Floor Landing

Upvc double glazed window to side. Radiator. Stairs to second floor. Doors to:

Sitting Room

Two Upvc double glazed windows to front. Two radiators. Television and telephone point. Double glazed doors to:

over and screen. Tiling to principal areas. Wall hung wash basin with chrome mixer tap. Close coupled WC. Spotlights. Extractor. Shaver point.

Outside

Front Garden

Shrubs and path to front door.

Car Port

Providing off road parking with light.

Rear Garden

Enclosed by fencing with gated side access. Patio area with lawn beyond. Outside tap.

Directions

From the town centre proceed along The Causeway then straight over the roundabout onto London Road. Continue along this road take the left into Bucklands Grove which is opposite the turning into Cricketts Lane. The property will then be found at the back of the cul-de-sac.

Kitchen/Dining Room

Upvc double glazed window to rear. Upvc double glazed sliding patio doors with side panels to balcony. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Built-in stainless steel gas hob with splashback and extractor over. Worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in eye level double oven. Integrated dishwasher and fridge/freezer. Two radiators. Spotlights to Kitchen area.

Balcony

Decked with glass balustrade enjoying views.

Second Floor Landing

Double glazed window to side. Cupboard housing hot water tank and immersion heater. Deep over stairs cupboard. Access to roof space. Doors to:

Master Bedroom

Two Upvc double glazed windows to rear. Radiator. Built-in double wardrobe. Door to:

En-Suite

Chrome ladder radiator. Fully tiled corner shower cubicle. Wall hung wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Spotlights. Extractor.

Bedroom Two

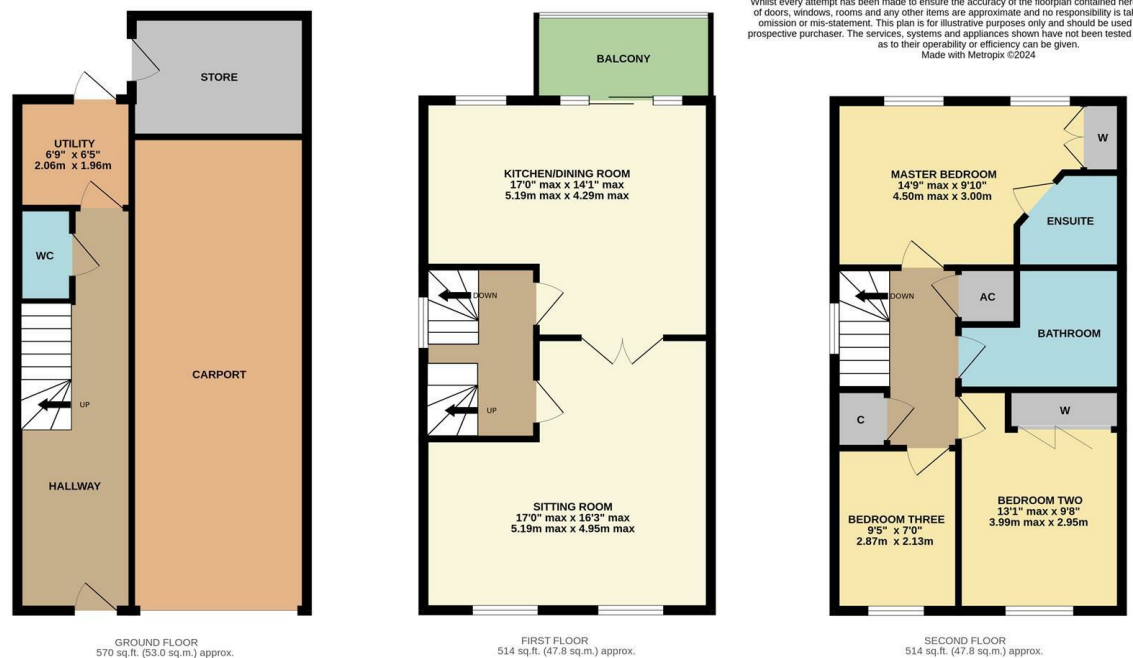
Upvc double glazed window to front. Radiator. Built-in wardrobes. Television point.

Bedroom Three

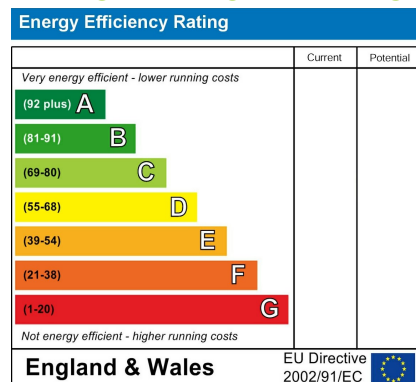
Upvc double glazed window to front. Radiator. Television point.

Bathroom

Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower



ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)