

44 Andrews Close, Chippenham, SN14 0TX

GOODMAN WARREN BECK

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

Price Guide £279,000

A well presented modern three bedroom semi detached house situated at the end of a cul-de-sac enjoying a southerly private rear aspect within central Chippenham. Benefits include entrance porch, sitting room leading into a large double glazed conservatory, refitted kitchen and refitted shower room. Other attributes include gas central heating and uPVC double glazing. Externally there are low maintenance gardens and garage with ample parking to the front.

Situation

The property enjoys a southerly facing private rear aspect at the end of a cul-de-sac on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

Accommodation Comprises

UPVC entrance door to:

Entrance Porch

Window to side. Tiled flooring. Meter cupboard. Cloaks hanging space. Door to:

Sitting Room

Two radiators. TV aerial point. Double glazed sliding patio doors to:

Conservatory

UPVC double glazed on brick base with french doors to garden. Radiator. Wall light points. Tiled flooring.

Dining Room

Window to front. Radiator. Laminate flooring. Archway to:

Kitchen

Refitted with white units comprising one and a half bowl single drainer sink unit with cupboard base unit under. Worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Tiled splashbacks. Electric cooker with extractor hood over. Plumbing for washing machine. Wood laminate flooring. Door to conservatory.

First Floor Landing

Doors to:

Bedroom One

Window to front. Built-in double wardrobe. Radiator.

Bedroom Two

Window to front. Radiator. Access to insulated roof space.

Bedroom Three

Window to rear. Radiator. Laminate flooring.

Shower Room

Obscure glazed window to rear. Refitted from original bathroom. Corner shower cubicle. Vanity wash basin with concealed cistern WC to side. Airing cupboard housing lagged hot water tank and Worcester gas fired boiler supplying radiator central heating. Chrome ladder style radiator/towel rail. Tiled flooring. Storage cupboard.

Externally

Front Garden

Gravelled area with shrub border. Driveway leading down side of property to garage.

Rear Garden

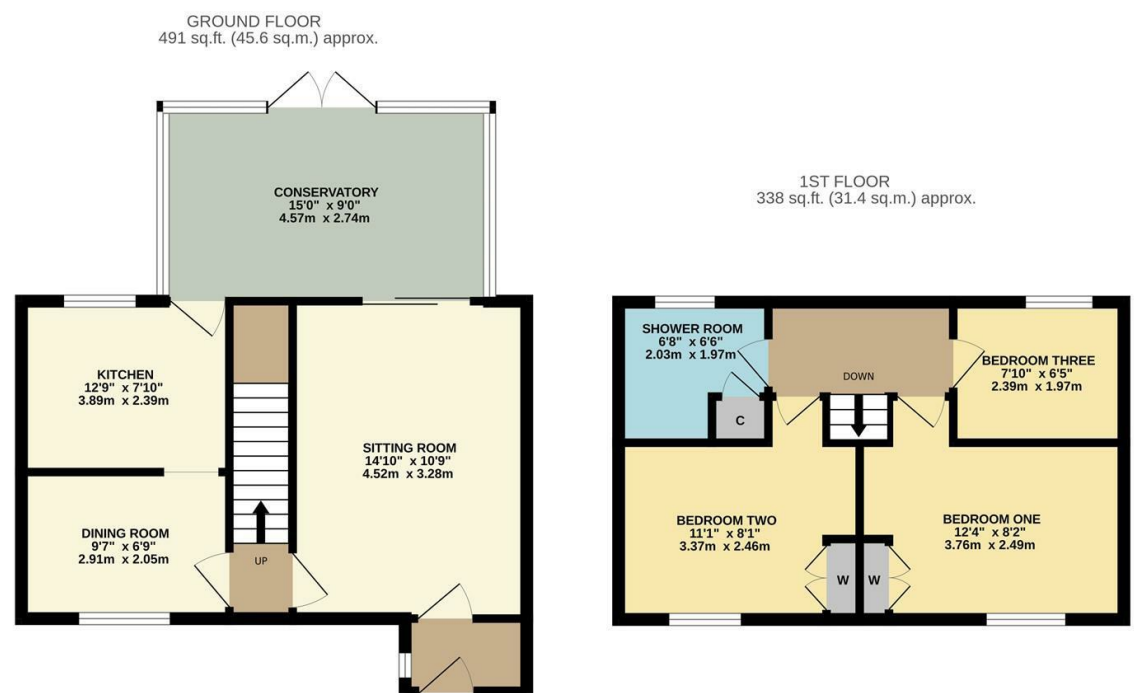
A private southerly facing garden enclosed by fencing with gated side access. Paved patio with shrub borders and tree. Outside tap.

Garage

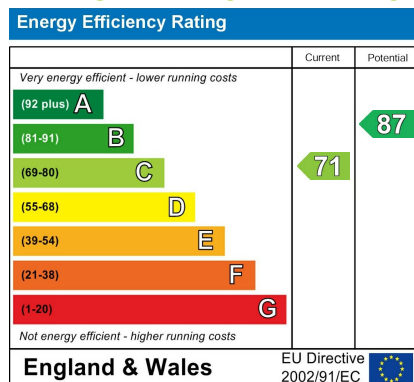
Up and over door. Power and light.

Directions

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and take the second right into Stonelea Close. Take the first turning on the left into Andrews Close, follow the road round to the right and the property will be found on the left hand side at the end.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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