



32 Malmesbury Road, Chippenham, SN15 1PW

An attractive period three bedroom semi detached property ideally situated just a short walk from the mainline station with the benefit of ample off road parking to the rear. The ground floor offers a reception hall with original tiled floor, sitting room with bay window and attractive feature fireplace, separate dining room and a refitted kitchen/dining room with a range of modern units and built-in appliances. The first floor boasts two large double bedrooms, third bedroom and a quality refitted bathroom. A spiral staircase leads to the attic space with skylights offering an ideal storage area with potential for conversion subject to the necessary consents. To the rear is an attractive enclosed garden with extensive patio area, lawn beyond, useful garden office/studio and gated access to a large block paved area providing off road parking for four vehicles.

Situation

The property is conveniently located on the northern side of town just a short walk from the town centre, mainline rail station and the picturesque John Coles Park with its bandstand. Highly regarded senior schools and a junior school are also close by. M4 J.17 is c.4 Miles north providing swift commuting access to the larger centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Entrance door to:

Reception Hall

Original tiled floor. Radiator. Stairs to first floor with cupboard under. Doors to:

Sitting Room

Double glazed box bay window to front. Radiator. Feature fireplace with cast iron inset, granite hearth and stone surround.

Dining Room

Double glazed window to rear. Wooden flooring. Picture rail. Alcove with built-in cupboard. Radiator.

Refitted Kitchen/Dining Room

Double glazed windows to side and rear. Refitted with a range shaker style drawer and cupboard base units and matching wall mounted cupboards. Quartz work surfaces with matching upstands and undermounted one and a half bowl sink unit with mixer tap. Built-in eye level double oven and microwave. Built-in induction hob with extractor over. Integrated dishwasher. Cupboard housing gas fired combination boiler. Designer style tall radiator. Engineered oak flooring. Door to rear garden.

Rear Garden

Enclosed by fencing. Paved seating area with extensive lawn with shrubs and tree. Outside tap. Outside power points. Path leading down the garden to studio/office and gated access to the parking area.

Garden Office/Studio

14'1" x 8'11"

With double doors. power. light and fan heater.

Parking

Extensive block paved parking area for four vehicles to the rear of the property.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane continue to the roundabout take a left onto Malmesbury Road where the property can be found on the left, opposite St Paul's Church.

GOODMAN WARREN BECK

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£385,000

First Floor Landing

Spiral staircase leading to Attic. Doors to:

Bedroom One

Upvc double glazed window to rear. Radiator. Picture rail. Built-in cupboard.

Bedroom Two

Two Upvc double glazed windows to front. Radiator.

Bedroom Three

Double glazed window to side. Radiator.

Refitted Bathroom

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome filler tap, separate shower over and screen. Wall hung vanity wash basin with chrome mixer tap and cupboard under. Mirror over with bluetooth, light and speaker. Close coupled WC. Wall mounted cupboard. Tiled floor. Tiling to principal areas.

Attic Landing

Skylight window to rear. Eaves storage. Door to:

Attic Room

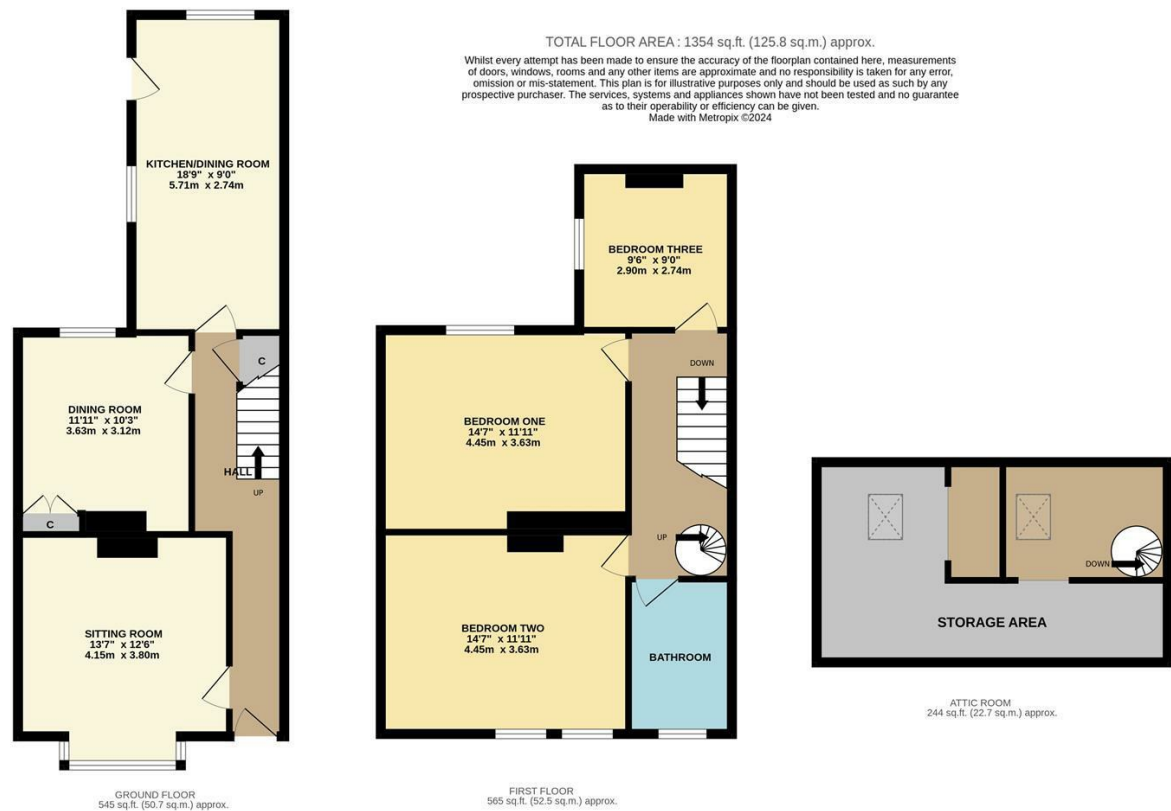
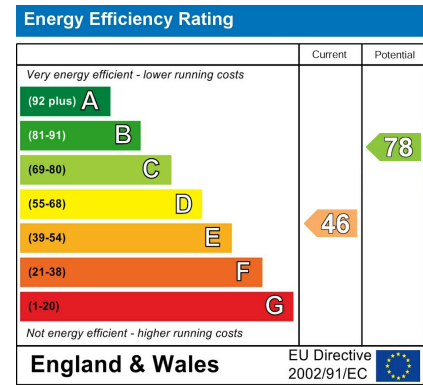
Skylight window to rear. Eaves storage.

Outside

Front Garden

Path to front door. Hedge border. Archway providing pedestrian access to rear garden.

ENERGY PERFORMANCE GRAPHS



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