



# 8 Hardens Close, Chippenham, SN15 3AA

**GOODMAN WARREN BECK**

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**Price Guide £329,950**

A mature three/four bedroom semi detached house ideally situated on a no through road on the eastern side of town enjoying a pleasant open outlook over a green area to the front and offered for sale with NO ONWARD CHAIN. The accommodation offers an entrance hall sitting room with wood burning stove, separate dining room with French doors to the garden, kitchen, utility room, downstairs WC, annex bedroom with shower and wash basin, three first floor bedrooms and a bathroom. Other benefits include double glazing and gas central heating. To the front is a block paved driveway providing ample off road parking. To the rear is an enclosed garden with an array of storage sheds and a greenhouse.

## Situation

The property is situated on a no through road with a view over a green area to the front 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 secondary schools. 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:

Upvc double glazed Entrance Door to:

## Entrance Porch

Tiled floor. Obscure multi glazed stable door to:

## Reception Hall

Stairs to first floor. Radiator. Tiled floor. Doors to:

## Sitting Room

Two Upvc double glazed windows to front. Radiator. Feature fireplace with brick surround and stone hearth and inset wood burning stove. Coving.

## Kitchen

Double glazed window to rear. Radiator. Tiled flooring. Range of drawer and base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with filter hood over. Obscure double glazed door to Utility. Doorway to:

## Bathroom

Obscure double glazed window to side and rear. Panelled bath with chrome mixer tap, shower attachment and screen. Pedestal wash basin. Close coupled WC. Chrome ladder radiator. extractor. Coving. Fully tiled walls.

## Outside

### Front Garden

Paved garden to the front. Enclosed by wood fencing and brick wall.

### Rear Garden

Laid to gravel. Raised flower beds. Enclosed with wooden fencing.

## Directions

From the town centre proceed along The Causeway then over the roundabout onto London Road. Take the turning on the right within the traffic calming area into Hardens Close and the property will be found on the left hand side.

## Dining Room

Upvc double glazed French doors and window to rear. Radiator. Original built-in cupboard. Coving.

## Utility Room

Multi-glazed door to Garden. Tiled floor. Worksurfaces with tiled splashbacks. Space and plumbing for automatic washing machine. Space for further appliance. Doors to:

## Cloakroom

Double glazed window to rear. Chrome ladder radiator. Wall hung wash basin. Low level WC. Tiling to principle areas. Tiled flooring.

## Annex Bedroom

Obscure double glazed window to front. Chrome ladder radiator. Tiled floor. Fully tiled corner shower cubicle with electric shower. Vanity wash basin with chrome mixer tap and cupboard under. Coving.

## Entrance

## First Floor Landing

Double glazed window to side. Access to roof space. Deep cupboard housing combination boiler. Doors to:

## Bedroom One

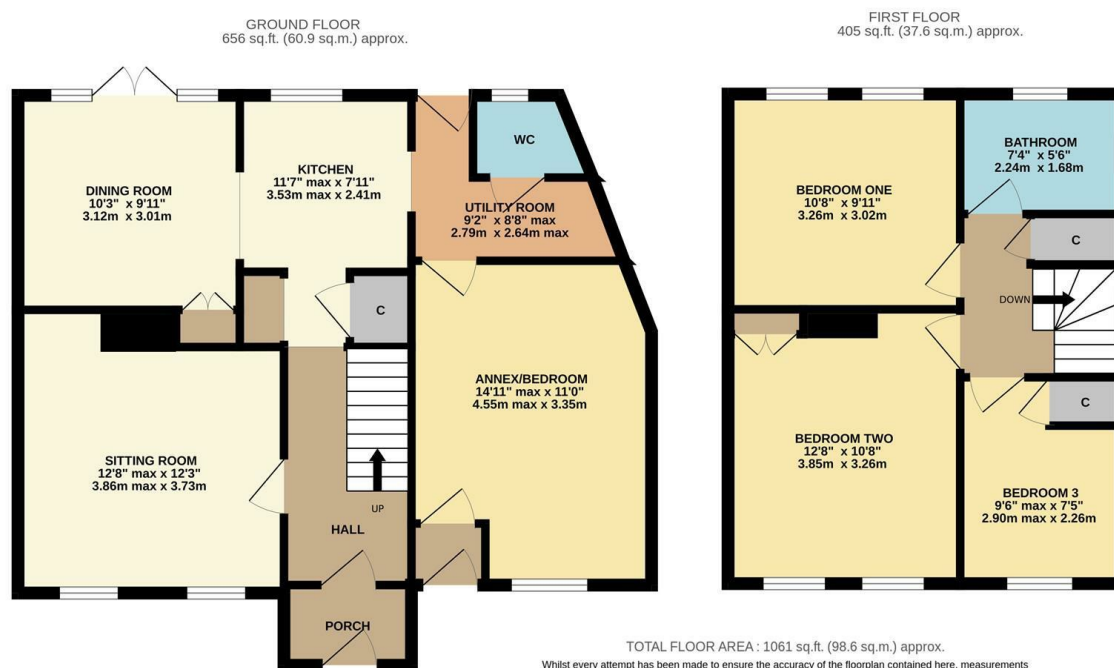
Two double glazed windows to front. Radiator. Built-in cupboard. Coving.

## Bedroom Two

Two double glazed windows to rear. Radiator. Coving.

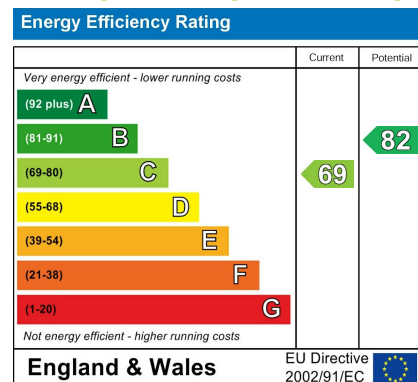
## Bedroom Three

Double glazed window to front. Radiator. Over stairs storage cupboard.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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