



GOODMAN  
WARREN  
BECK  
01249  
444449  
FOR SALE (view by appointment)

12 Trenchard Close  
Chippenham

GOODMAN WARREN BECK



# 12 Trenchard Close, Chippenham, SN14 0PZ

GOODMAN WARREN BECK

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

Price Guide £285,000

A three bedroom semi detached property ideally situated in a cul-de-sac on the popular Queens Crescent development. The accommodation on the ground floor offers a useful entrance porch, hallway with walk-in cupboard with potential to create a WC, good size sitting room opening through to a kitchen/dining room with a range of fitted units and sliding patio doors to a double glazed conservatory. The first floor has two double bedrooms with built-in wardrobes, a third bedroom and a refitted shower room with a large shower cubicle. Other benefits include double glazing and gas central heating. To the front is a generous low maintenance garden and to the rear is an enclosed garden leading to a garage and off road parking for two vehicles.

## Situation

The property is conveniently situated in a cul-de-sac in this mature favoured area 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 Comprising:

Double glazed door opening to:

## Entrance Porch

Obscure glazed door and side panels. Double glazed window to front and either side.

## Entrance Hall

Stairs to first floor. Radiator. Built-in cupboard. Walk-in under stairs storage area. Door to:

## Sitting Room

Double glazed window to front. Television point. Radiator. Glazed door to:

## Kitchen/Dining Room

Double glazed window to rear. Wood laminate flooring. Range and drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in gas hob, oven and extractor. Space and plumbing for automatic washing machine. Space and plumbing for dishwasher. Double glazed patio doors opening to:

## Conservatory

Double glazed conservatory with double doors opening onto the rear garden.

## First Floor Landing

Double glazed window to side. Built-in airing cupboard housing hot water tank and gas fired boiler. Access to partly boarded loft space via loft ladder. Radiator. Doors to all rooms.

## Bedroom One

Double glazed window to front. Built-in double wardrobe. Radiator.

## Bedroom Two

Double glazed window to rear. Built-in double wardrobe. Radiator.

## Bedroom Three

Double glazed window to front. Overstairs storage cupboard. Radiator.

## Shower Room

Two obscure double glazed windows to rear. Chrome ladder radiator. Extra wide shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Shaver point. Mirror. Spotlights. Extractor. Fully tiled walls.

## Outside

### Front Garden

Enclosed by timber fencing with a gated access opening onto a paved pathway to the front door. The garden is laid to shingle with shrubs. Side access.

### Rear Garden

Enclosed by fencing with gated side access and gated rear access to the parking and garage. Patio area with lawn beyond. Outside tap.

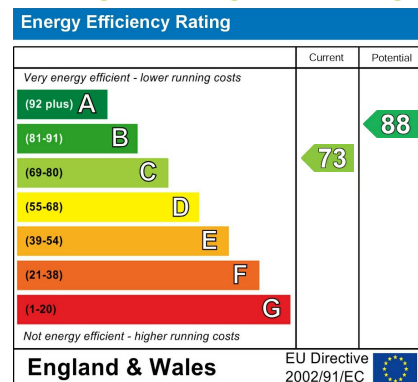
### Garage & Parking

With up and over door. Driveway to the side providing off road parking for two vehicles.

## Directions

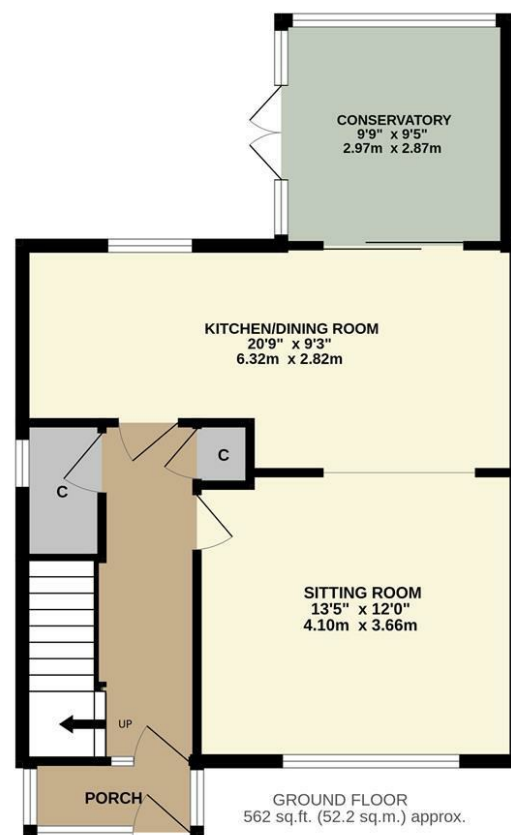
Take the A4 Bath road from the town and at the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the first left at the traffic lights into Queens Crescent. Take the next left into Minster Way and Trenchard Close will be found on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1013 sq.ft. (94.2 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.  
 Made with Metropix ©2024

