



1 Conway Road, Chippenham, SN14 0PW

GOODMAN WARREN BECK

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

Price Guide £395,000

NO ONWARD CHAIN! A mature four bedroom detached house ideally situated on a generous corner plot in this sought after residential area on the western side of town with access to a wide range of amenities. The accommodation on the ground floor offers a reception hall, dual aspect sitting room with patio doors to the garden, separate dining room with patio doors to the garden, kitchen, rear lobby and cloakroom. The first floor has three double bedrooms, two of which fitted wardrobes, fourth bedroom and a bathroom. Other benefits include double glazing and gas central heating. The gardens extend to the front, side and rear and are laid mainly to lawn with mature trees and shrubs. There is also an attached garage with a driveway to the front providing off road parking for two vehicles.

Situation

The property is conveniently situated in a 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:

Obscure double glazed entrance door and side panels to:

Reception Hall

Radiator. Stairs to first floor with cupboard under. Cupboard housing gas fired boiler for radiator central heating and hot water. Doors to:

Cloakroom

Obscure double glazed window to side. Radiator. Pedestal wash basin with tiled splash back. Low level WC.

Sitting Room

Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. Gas fire with stone surround.

Dining Room

Double glazed sliding patio doors to rear. Radiator. Serving hatch to Kitchen.

Kitchen

Double glazed window to side. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs. Single bowl single drainer stainless steel sink unit with mixer tap. Freestanding cooker. Space and plumbing for washing machine. Obscure glazed door to:

Front Garden

Driveway leading to garage providing off road parking for two vehicles. Remainder laid to lawn with mature shrub beds and borders.

Rear/Side Garden

Mature corner plot gardens laid mainly to lawn with a range of mature trees and shrub. Gated access to an enclosed garden with patio area and flower and shrub borders.

Directions

From the town centre proceed up New Road through the arches onto Marshfield Road. Continue on along the Bristol Road and at the roundabout turn left onto Hungerdown Lane. After the Garage take the second right into Derriards Lane. Turn left at the second mini roundabout onto Conway Road and the property will be found immediately on the left hand side.

Side Lobby

Double glazed door to front. Obscure double glazed door with side panels to garden. Door to garage.

First Floor Landing

Double glazed window to front. Radiator. Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

Bedroom One

Double glazed window to rear. Radiator. Built-in double wardrobe. Fitted wardrobes and dressing table.

Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes, bedside units and dressing table.

Bedroom Three

Double glazed window to side. Radiator. Wash basin with chrome mixer tap and tiled splashbacks.

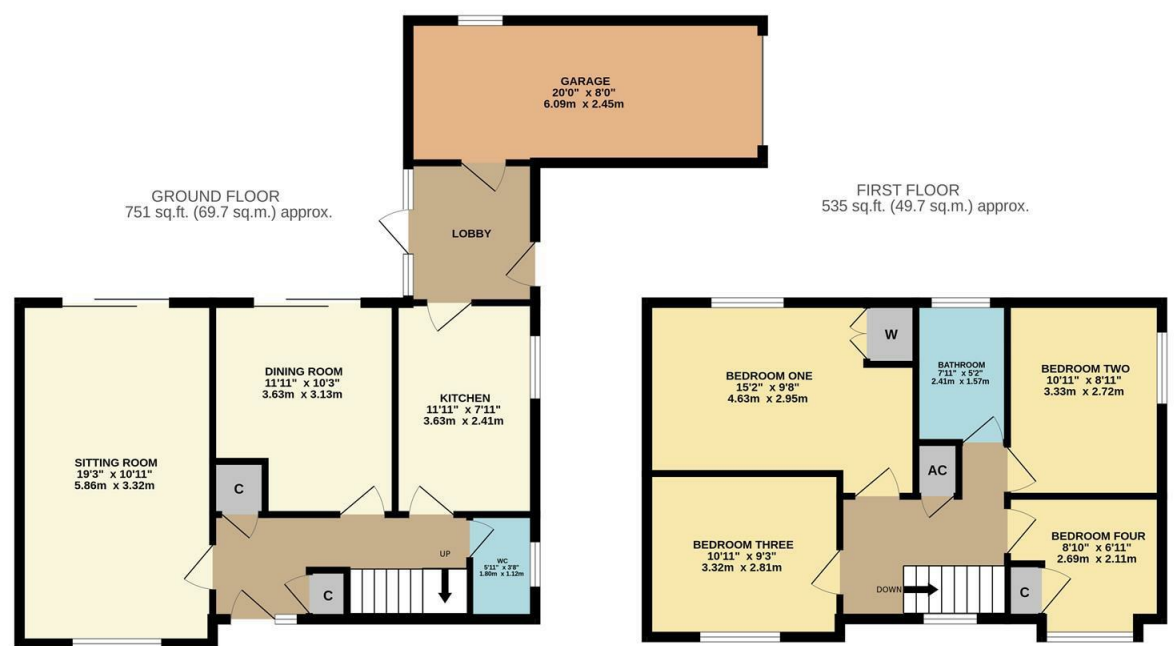
Bedroom Four

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

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and separate shower over. Pedestal wash basin. Low level WC. Fully tiled walls.

Outside



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Freehold

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