

# 1 Lackham Circus, Chippenham, SN14 0AU

GOODMAN WARREN BECK

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

Price Guide £289,950

A well presented three bedroom semi detached house situated on a corner plot in this popular residential area on the western side of town with easy access to schools and a wide range of amenities. The accommodation offers a useful entrance porch, entrance hall, sitting room with feature fireplace, separate dining room, kitchen with a range of units and built-in oven and hob, downstairs cloakroom, three good size bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a well tended lawned garden and a block paved driveway providing off road parking for two vehicles. To the rear is an enclosed garden with full width decking, lawn, further decked seating area and paved area with garden shed.

## Situation

The property is Ideally situated on the western side of town with good access to primary and senior schools, together with local shops. M4 J.17 is c.4 miles north providing swift access to the larger centres of Bath, Bristol and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

## Accommodation Comprising:

uPVC double glazed entrance door to:

## Entrance Porch

uPVC double glazed window to front. Tiled floor. Door to:

## Entrance Hall

uPVC double glazed window to side. Radiator with decorative cover. Stairs to first floor. Wood laminate flooring. Doors to:

## Dining Room

uPVC double glazed window to front. Radiator. Wood laminate flooring. Picture rail.

## Sitting Room

Two uPVC double glazed windows to rear. Radiator. Feature coal effect gas fire with marble inset and hearth and ornate surround. Door to:

## Kitchen

uPVC double glazed window to rear. Obscure uPVC double glazed door to side. Radiator with decorative cover. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with

chrome mixer tap. Built-in five ring stainless steel gas hob and electric oven with stainless steel extractor over. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Door to:

## Cloakroom

Obscure uPVC double glazed window to front. Vanity wash basin with chrome mixer tap, tiled splash backs and cupboard under. Close coupled WC. Wall mounted gas fired combination boiler for radiator central heating and hot water.

## First Floor Landing

Access to roof space. Doors to:

## Bedroom One

uPVC double glazed window to front. Radiator. Overstairs cupboard.

## Bedroom Two

uPVC double glazed window to rear. Radiator with decorative cover. Built-in cupboard with radiator.

## Bedroom Three

uPVC double glazed window to rear. Radiator.

## Bathroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas.

## Outside

## Front Garden

Laid to lawn with picket fence to boundary. Flower and shrub beds. Block paved driveway providing off road parking for two vehicles with block paved pathway leading to the front door. Gated side access to rear garden.

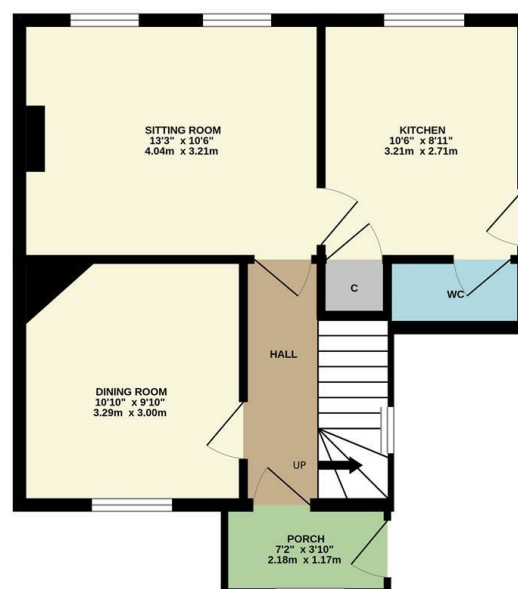
## Rear Garden

Fully enclosed by fencing with gated side access. Full width decking area and laid to lawn beyond with flower and shrub borders. Further decked seating area. Paved area to the side with garden shed.

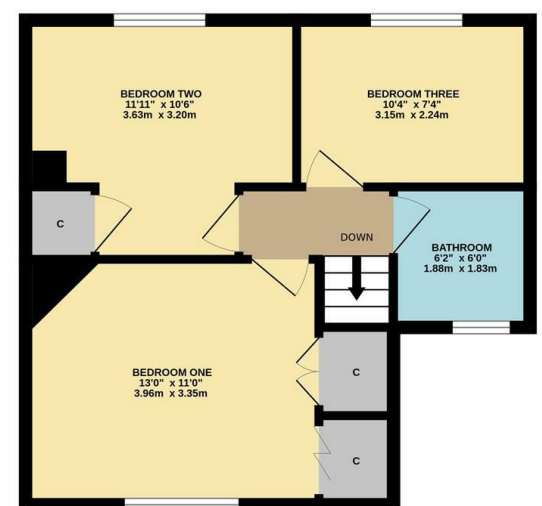
## Directions

Take the A4 Bath Road out of Chippenham. At the roundabout by the Pheasant Pub turn right onto Hungerdown Lane. Take the third right into Ladyfield Road then first right into Lackham Circus. The property will then be found immediately on the left hand side.

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

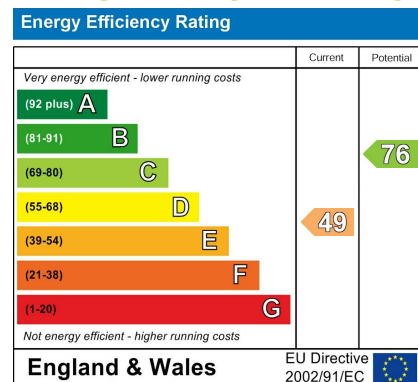


FIRST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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