



64 Loyalty Street
Chippenham

GOODMAN WARREN BECK

64 Loyalty Street, Chippenham SN14 0EQ

SIMPLY STUNNING! An extended and beautifully presented three bedroom terraced house within walking distance of the town and mainline station with an impressive kitchen/dining/family room with Bi-fold doors opening into a large south facing rear garden. The accommodation offers a sitting room with wood burning stove, a c.28' kitchen/dining/family room with an array of units, including a large central island and integrated appliances, downstairs cloakroom, three first floor bedrooms and a bathroom with a white suite. Other benefits include uPVC double glazing and gas central heating. The large rear garden is south facing with extensive decking and paved seating areas and lawn beyond.

SITUATION

The property is most conveniently situated within walking distance of the town centre, mainline rail station, highly regarded primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

ACCOMMODATION COMPRISES

uPVC entrance door to:

ENTRANCE HALL

Stairs to first floor. Radiator with decorative cover. Wood laminate flooring. Coving. Door to:

SITTING ROOM

uPVC double glazed window to front. Feature fireplace with cast iron wood burning stove. Radiator. Coving. Karndean flooring. Door to:

KITCHEN/DINING/FAMILY ROOM

Full width bi-fold doors opening to rear garden. Four skylights. Contemporary style radiators. An extensive range of bespoke, hand built units with solid beech carcasses, soft-close drawers and pull out larder units. Built-in gas hob with stainless steel extractor over and eye level double oven. Integrated fridge.

Large central island with deep solid Oak worktop and breakfast bar with power sockets and twin undermounted ceramic sink unit. Integrated dishwasher and washing machine. Pull-out bin storage. Ceiling spotlights. Karndean flooring. Deep understairs storage cupboard. Door to:

CLOAKROOM

White suite with close coupled wc and vanity wash hand basin with Oak countertop. Karndean flooring.

FIRST FLOOR LANDING

Access to part boarded loft space with ladder and light. Doors to:

BEDROOM ONE

uPVC double glazed window to front. Radiator.

BEDROOM TWO

uPVC double glazed window to rear. Radiator. Cupboard housing gas fired combination boiler.

BEDROOM THREE

uPVC double glazed window to front. Radiator.

BATHROOM

Obscure uPVC double glazed window to rear. Radiator. Panelled bath with chrome mixer tap, shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas.

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

£299,950

OUTSIDE

FRONT GARDEN

Picket fence with gated access and path to front door. Gravelled for easy maintenance.

REAR GARDEN

Large south facing garden, fully enclosed and enjoying a good degree of privacy. Generous full width decked seating area with step down to further extensive paved area. Laid to lawn beyond with pathway leading to the end of the garden with further paved area and garden shed.

DIRECTIONS

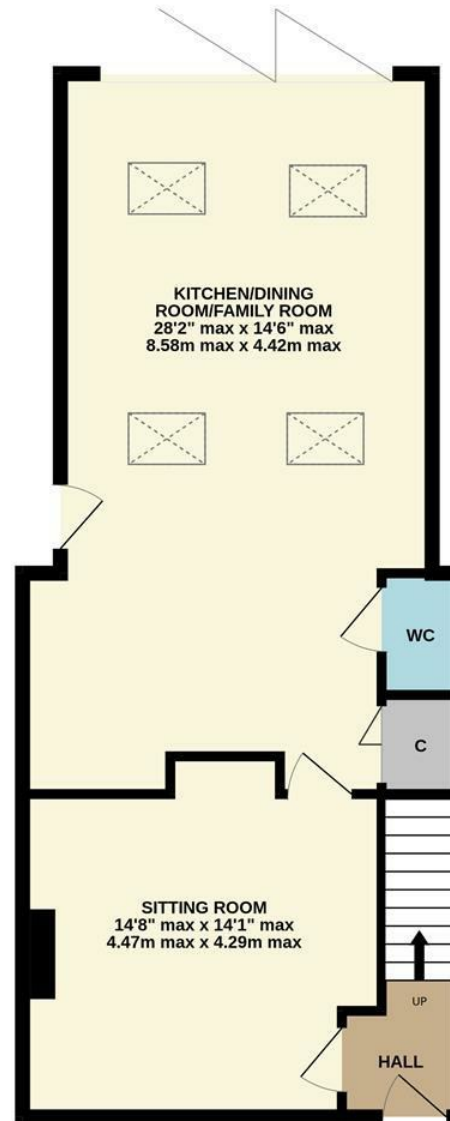
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Take the fourth turning on the right into Loyalty Street and the property will be found on the left hand side.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			88
(81-91) B		75	
(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: C

Tenure: Freehold

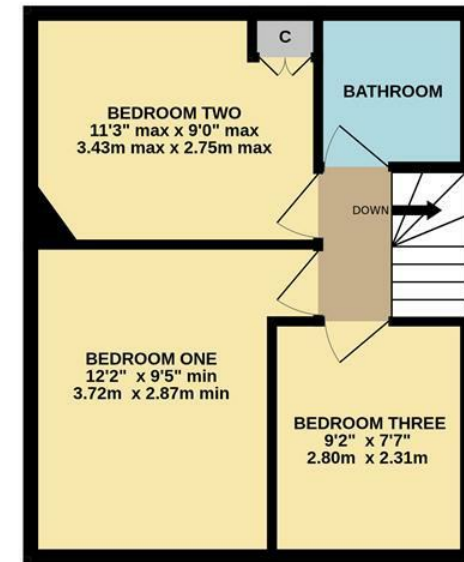


GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

TOTAL FLOOR AREA: 1004 sq.ft. (93.2 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



FIRST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

