

17 Brook Street, Chippenham, SN14 0HN

GOODMAN WARREN BECK

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

Price Guide £270,000

NO ONWARD CHAIN! A mature two bedroom semi detached bungalow ideally situated in this popular residential area on the western side of town offering easy access to a wide range of amenities. The accommodation offers an entrance hall, good size sitting room with feature fireplace, kitchen, large conservatory, two bedrooms and a refitted shower room. Other benefits include double glazing, gas central heating, garage with driveway providing ample off road and large rear garden offering potential offering potential for extension subject to the necessary consents.

Situation

The property is ideally situated on the western side of town within walking distance of a most sought after primary school and senior schools, together with local shops. Good motor commuting to the larger centres of Bath, Bristol, London and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London-Paddington).

Accommodation Comprising:

Obscure double glazed Entrance door and sliding patio doors to:

Entrance Hall

Radiator. Access to roof space. Doors to:

Sitting Room

Double glazed window to rear. Radiator. Feature coal effect gas fire with stone surround and hearth. Two wall light points.

Kitchen

Double glazed window to rear. Obscure double glazed door to side. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces and tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for automatic washing machine. Gas fired boiler. Fully tiled walls.

Bedroom One

Double glazed window to front. Radiator. Full width wardrobes. Two wall light points.

Bedroom Two

Double glazed window front. Radiator. Fitted wardrobes and over head cupboards.

Shower Room

Obscure double glazed window to side. Radiator. Extra wide shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Light and shaver point.

Outside

Front Garden

Low level wall and gates opening onto the driveway providing off road parking. Laid to lawn with shrubs.

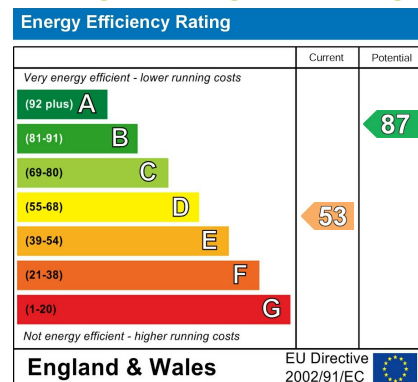
Rear Garden

Large rear garden approximately 100ft in length. Fully enclosed with lawn, hedge and garden shed.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second left into Brook Street. The property will then be found further down the road on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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