



34 Saxon Street, Chippenham, SN14 0LP

GOODMAN WARREN BECK

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£260,000

NO ONWARD CHAIN! A mature three bedroom semi detached house ideally situated on the western side of town offering easy access to a wide range of amenities. The accommodation offers an entrance hall, dual aspect sitting room with French doors to the garden, kitchen/breakfast room with a range of fitted units, three bedrooms, shower room and a separate WC. Other benefits include double glazing and gas central heating. To the front is a gravelled garden with low level wall and railings with driveway providing off road parking leading to the integral garage. To the rear is an enclosed garden with full width decking area, further paved patio and gravelled beyond.

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:

Upvc double glazed entrance door to:

Entrance Hall

Stairs to first floor. Bifold door to:

Sitting Room

Double glazed window to front. Upvc double glazed French doors and side panel to rear. Radiator. Feature fireplace with surround and hearth. Picture rails. Bifold door to:

Kitchen/Breakfast Room

Double glazed window to rear. Obscure double glazed door to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Freestanding gas cooker with extractor over. Space and plumbing for automatic washing machine. Understairs storage cupboard. Door to Garage. Small obscure double glazed window to rear.

First Floor Landing

Obscure double glazed window to rear. Radiator. Access to roof space with ladder. Doors to:

Bedroom One

Double glazed window to front. Radiator. Cupboard housing replacement Worcester combination boiler. Cupboard.

Bedroom Two

Double glazed window to front. Radiator. Cupboard.

Bedroom Three

Double glazed window to rear. Radiator. Cupboard.

Shower Room

Obscure double glazed window to rear. Radiator. Shower cubicle. Pedestal wash basin.

Separate WC

Obscure double glazed window to rear. Close coupled WC.

Outside

Front Garden

Low level wall with railings. Gravelled with path leading to side access to rear garden.

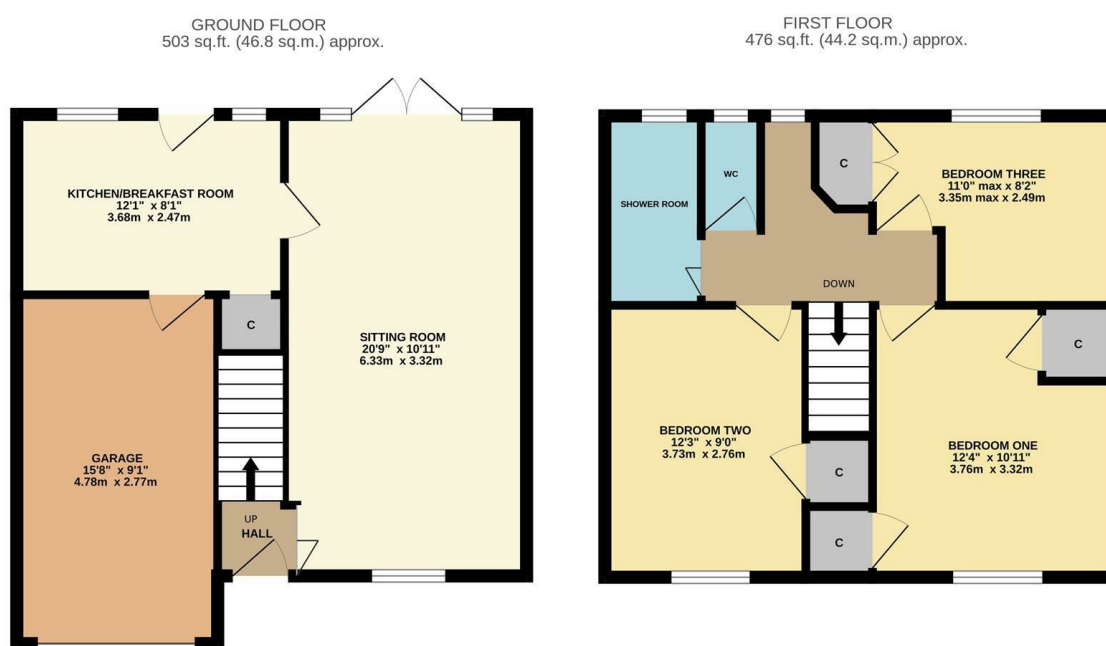
Rear Garden

Enclosed by fencing. Full width decking with step up to a further paved patio area. Gravelled beyond with a range of flower and shrub beds. Outside tap.

Directions

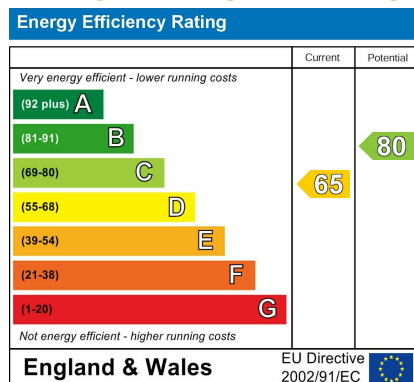
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the

second left into Brook Street. Take the second right into Saxon Street where the property can be found on the left.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 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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