

# 76 Southmead, Chippenham, SN14 0RU

GOODMAN WARREN BECK

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

Offers Over £250,000

**NO ONWARD CHAIN!** A much improved and well presented three bedroom end of terrace ideally situated on the western side of town offering easy access to a wide range of amenities. The spacious accommodation offers a useful entrance porch, hallway, cloakroom, large sitting room with patio doors overlooking the garden, good size refitted kitchen/dining room with a range of high gloss units with patio doors opening into a uPVC double glazed conservatory with a useful walk-in store on the ground floor. The first floor offers two double bedrooms, generous third bedroom, refitted bathroom and another storage cupboard. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden and to the rear is a south facing garden paved with Indian sandstone.

## Situation

Ideally situated on the western side of town with good access to primary 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:

Entrance door to:

## Entrance Porch

Windows to front and both sides. Door to:

## Entrance Hall

Double glazed window to front. Stairs to first floor. Tiled floor. Doors to:

## Cloakroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Corner vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiled to half height. Tiled floor.

## Sitting Room

uPVC double glazed window to front. uPVC double glazed sliding patio doors to rear. Two radiators. Feature electric fire with marble inset and hearth and wooden surround. Double sliding doors to:

## Kitchen/Dining Room

uPVC double glazed window to front. Two radiators. Range of high gloss drawer and cupboard base units and 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 gas hob and electric oven with stainless steel extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Further appliance space. Tall cupboard. uPVC double glazed sliding patio doors to:

## Conservatory

uPVC double glazed on brick built base with French doors to side. Door to walk-in storage cupboard.

## First Floor Landing

uPVC double glazed window to front. Radiator. Deep storage cupboard. Cupboard housing gas fired combination boiler. Doors to:

## Bedroom One

uPVC double glazed window to rear. Radiator.

## Bedroom Two

uPVC double glazed window to rear. Radiator.

## Bedroom Three

uPVC double glazed window to rear. Radiator.

## Bathroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Bath with chrome mixer tap and shower attachment. Pedestal wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls. Mirror with light and shaver point. Extractor.

## Outside

## Front Garden

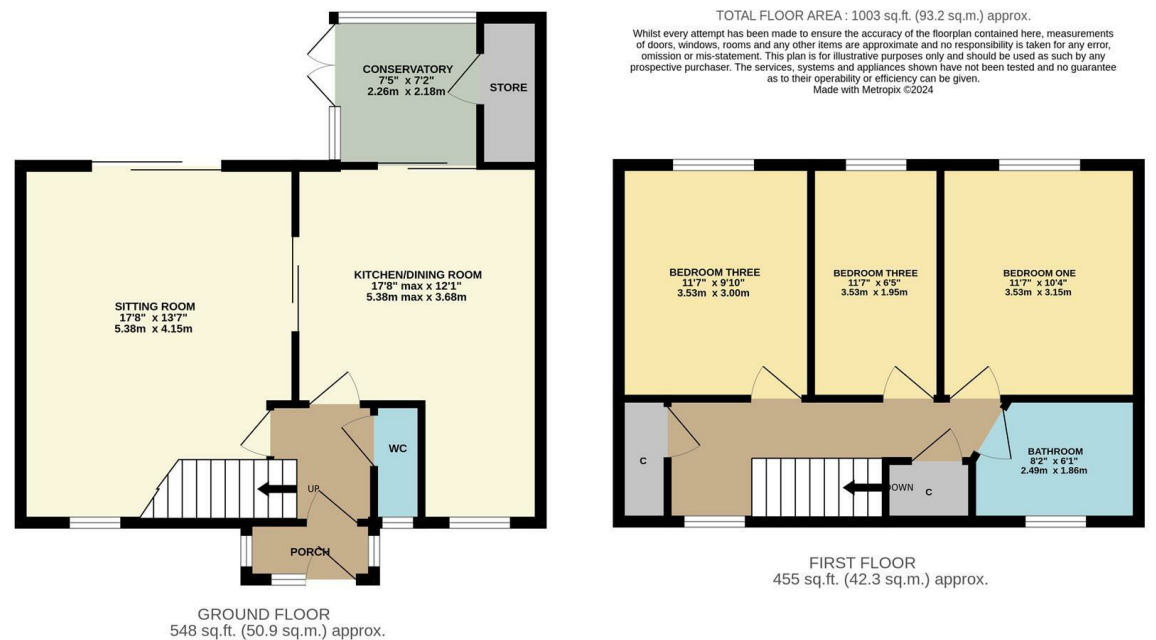
Bounded by a low level wall with gate and pathway to front door. Low maintenance with paving, gravel and flower and shrub bed.

## Rear Garden

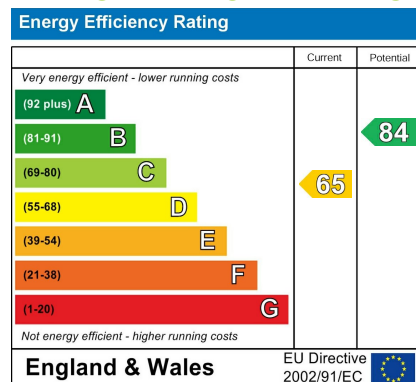
South facing garden, fully enclosed by wall and fencing with gated rear access. Indian sandstone paving. Two raised flower and shrub beds.

## Directions

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Continue straight on at the traffic lights and take the first right into Southmead. The property will then be found on the right hand side.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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)