





# 42 Avebury Road, Chippenham, SN14 0NX

An extended and much improved three bedroom semi detached house ideally situated towards the end of a cul-de-sac within the sought after Queens Crescent area. Beautifully presented throughout the property offers a useful entrance porch, sitting room with feature fireplace, refitted kitchen with a range of shaker style units opening into a lovely dining/room conservatory with a glass roof and French doors opening into the garden, two first floor bedrooms, a quality refitted bathroom and lovely and airy attic main bedroom with built-in wardrobe and eaves storage. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden and driveway providing off road parking to a garage. To the rear is a pleasant enclosed garden with patio area and artificial lawn.

## GOODMAN WARREN BECK

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

£285,000

### Situation

The property is situated in a cul-de-sac on the favoured western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

### Accommodation Comprising:

uPVC double glazed entrance door to:

### Entrance Porch

Obscure double glazed window to front. Wood laminate flooring. Part glazed door to:

### Sitting Room

Double glazed window to front. Radiator. Stairs to first floor. Feature fireplace with electric stove. Wood laminate flooring. Understairs storage cupboard. Spotlights. Doorway to:

### Refitted Kitchen

Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer sink unit with mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for automatic washing machine. Space for American style fridge/freezer. Spotlights. Wood laminate flooring. Doorway and opening through to:

### Dining Room/Conservatory

Glass roof. Double glazed French doors and windows to rear. Wall mounted electric fireplace with convector heater. Rolled edge worksurfaces with matching upstands, cupboards under and integrated dishwasher. Wood laminate flooring. Four wall lights.

### First Floor Landing

Doors to Bedrooms and Bathroom. Stairs to second floor.

### Bedroom Two

Double glazed window to rear. Radiator. Overstairs cupboard housing hot water tank. Spotlights.

### Bedroom Three

Double glazed window to front. Radiator. Understairs storage cupboards.

### Refitted Bathroom

Obscure double glazed window to side. Ladder radiator. Panelled bath with chrome mixer tap, shower over and screen. Wall hung vanity wash basin with chrome mixer tap and drawers under. Close coupled WC. Fully tiled walls and floor. Spotlights. Extractor.

### Second Floor Landing

Skylight window to front. Door to:

### Bedroom One

Two skylight windows to rear. skylight window to front. Radiator. Built-in wardrobe. Eaves storage scupboards. Spotlights.

### Outside

#### Front Garden

Low maintenance gravelled garden. Driveway providing off road parking leading to:

#### Garage

Double glazed window to rear. uPVC door to side. Power and light.

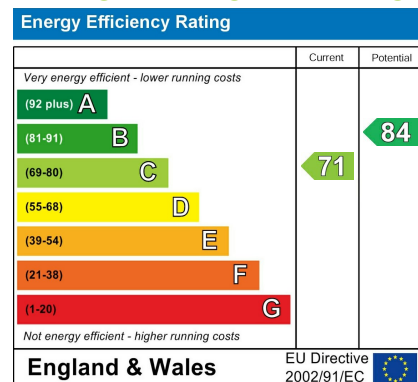
#### Rear Garden

Enclosed by fencing. Paved area with artificial lawn and further paved seating area beyond. Two outside wall lights.

#### Directions

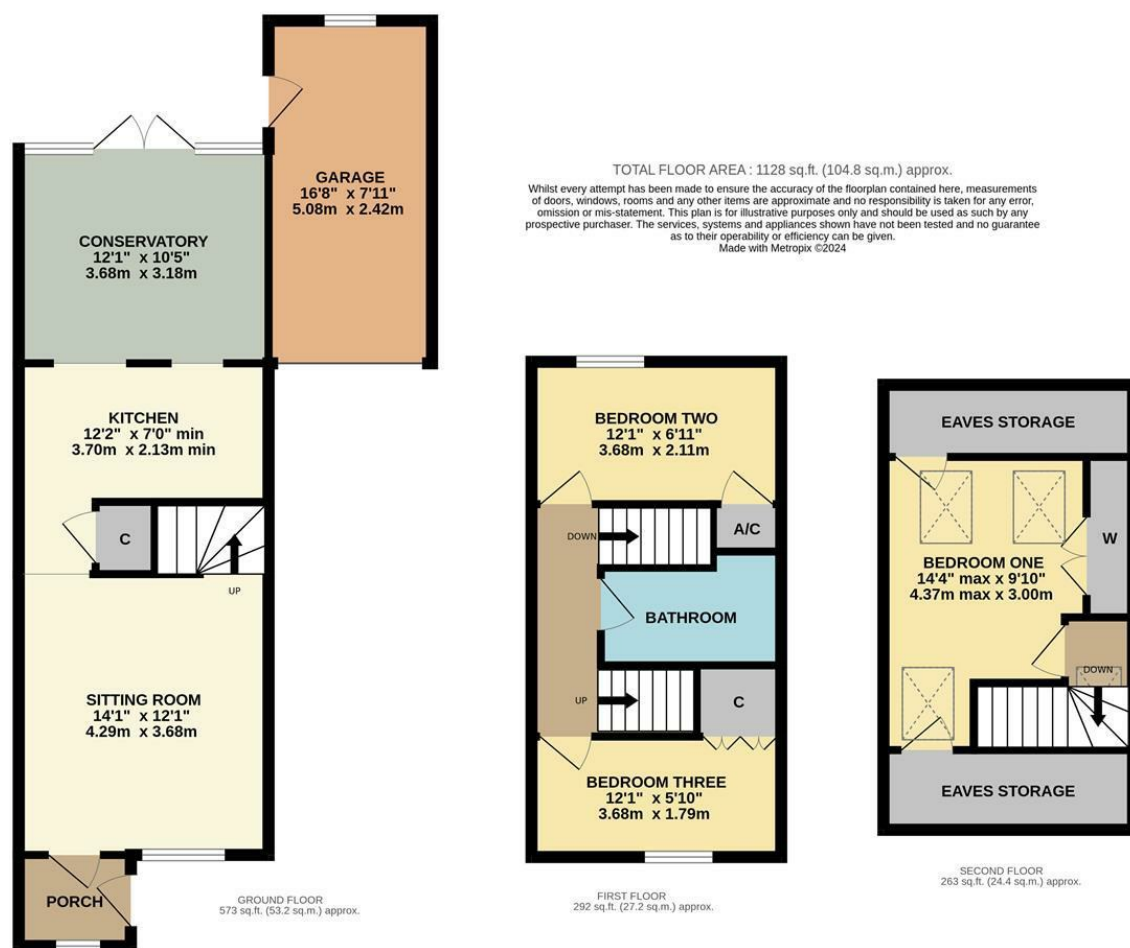
Take the Bath Road from the town centre. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the first right into Avebury Road and the property will be found on the right hand side towards the end of the cul-de-sac.

### ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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