



60 Roman Way
Chippenham, SN15 3TA

GOODMAN WARREN BECK

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NO ONWARD CHAIN! A modern one bedroom ground floor maisonette situated at the end of a cul-de-sac on the popular Pewsham development with the benefit of allocated parking and it's own private area of garden. The accommodation offers a useful entrance porch, sitting room, separate kitchen with fitted units, double bedroom with full width fitted wardrobes and access to an understairs storage area, inner hall and bathroom with a white suite and over bath shower. Other benefits include uPVC double glazing and night storage heating.

SITUATION

The property is situated at the end of no through road on the popular Pewsham development with its extensive range of amenities to include nursery, primary and highly regarded secondary school, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. The town centre is c.½ mile, and can be accessed via a regular bus service, the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

Obscure uPVC double glazed entrance door to:

ENTRANCE HALL

Wood laminate flooring. Multi-glazed door to:

SITTING ROOM

uPVC double glazed window to front. Night storage heater. Feature fireplace surround. Wood laminate flooring. Coving. Doors to:

KITCHEN

uPVC double glazed window to front. Fitted with a range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splash backs and inset circular stainless

steel sink unit with mixer tap. Space for cooker with extractor over. Space for fridge freezer. Tiled floor.

BEDROOM

uPVC double glazed window to rear. Wood laminate flooring. Full width fitted wardrobes. Access to deep under stairs storage recess. Coving.

INNER HALL

Cupboard housing hot water tank with space and plumbing for washing machine. Door to:

BATHROOM

Obscure uPVC double glazed window to side. Panelled bath with chrome mixer tap, separate shower over and screen. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor. Shaver point. Mirrored wall cabinet.

OUTSIDE

GARDEN

Patio area. Outside store. Shrub beds.

ALLOCATED PARKING

There there are two allocated parking spaces adjacent to the property.

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

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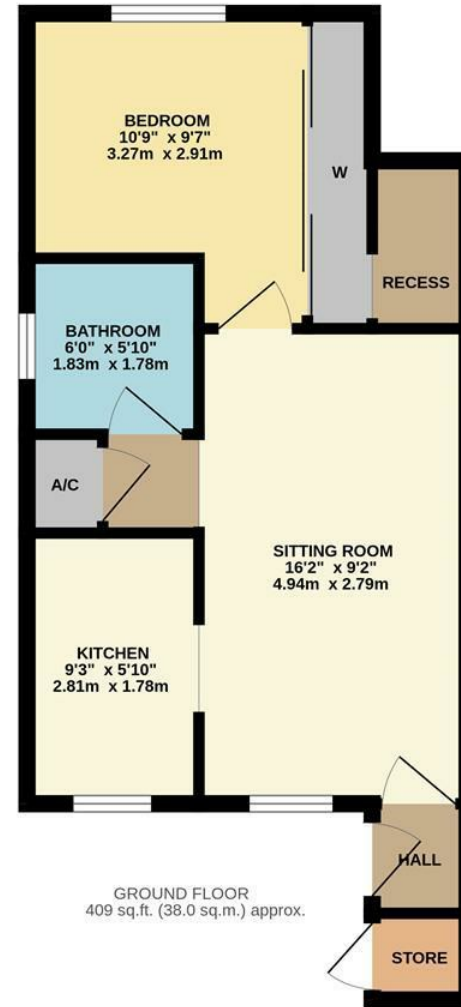
Email info@goodmanwb.co.uk

£135,000

DIRECTIONS

From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue pass the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and then first right into Roman Way where the property can be found at the very end of the cul de sac on the right hand side.

TOTAL FLOOR AREA: 409 sq.ft. (38.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(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: A

Tenure: Leasehold

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)

