



17 Park Lane
Chippenham

GOODMAN WARREN BECK

17 Park Lane, Chippenham SN15 1LT

A mature bay fronted three bedroom terraced house ideally situated just a short walk of the town centre, mainline rail station and John Coles Park with the added benefit of c.150' south facing rear garden. The spacious and well proportioned accommodation offers an entrance hall, sitting room with bay window and feature fireplace, separate dining room opening into a kitchen/breakfast room with a range of fitted units, downstairs bathroom, large 16' master bedroom and two further bedrooms. The property retains character features with fireplaces, varnished floor boards and picture rails. Other benefits include double glazing and gas central heating.

SITUATION

The property is conveniently situated a short walk from the town centre with its numerous amenities and mainline rail station (London Paddington c.1 hour. Picturesque John Cole's Park is a minutes walk away and schools including two highly regarded senior schools are also within walking distance.

ACCOMMODATION COMPRISING:

Wooden Entrance door to:

ENTRANCE HALL

Stripped wooden flooring. Radiator. Picture rails. Stairs to first floor. Doors to:

SITTING ROOM

Double glazed bay window to front. Radiator. Stripped wooden flooring. Feature cast iron fireplace with tiled slips and granite hearth and wooden surround. Picture rail.

DINING ROOM

Stripped wooden flooring. Feature fireplace with tiled surround and hearth. Radiator. Picture rail. Under stairs cupboard. Doorway and opening to:

KITCHEN/BREAKFAST ROOM

Double glazed window and door to rear. Range of

drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with stainless steel extractor over. Built-in eye level double oven. Space and plumbing for automatic washing machine. Space for fridge and freezer. Cupboard housing gas fired combination boiler. Skylight. Spotlights. Door to:

BATHROOM

Obscure double glazed window to side and rear. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Low level WC.

FIRST FLOOR LANDING

Picture rails. Doors to:

BEDROOM ONE

Two double glazed windows to front. Radiator. Picture rail.

BEDROOM TWO

Double glazed window to rear. Radiator. Built-in cupboard. Picture rail.

BEDROOM THREE

Double glazed window to rear. Radiator.

GOODMAN WARREN BECK

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£275,000

OUTSIDE

FRONT GARDEN

Mature shrub. Path to front door.

REAR GARDEN

c.150' rear garden. Patio area. Gravelled area with garden shed. Laid to lawn beyond with trees and shrubs. Outside tap.

DIRECTIONS

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road, keeping in the right hand lane bear right into Park Lane and park in any available spaces. The property will be found on the right hand side, shortly after the zebra crossing.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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: C

Tenure: Freehold



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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