

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.

GOODMAN WARREN BECK

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£275,000

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.

OUTSIDE

FRONT GARDEN

Mature shrub. Path to front door.

REAR GARDEN

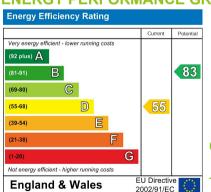
c.150' rear garden. Patio area. Gravelled area with garden shed. Laid to lawn beyond with trees and shrubs. Outside tap.

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.

TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx. Whist sevy attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and the properties are appropriate and the properties of the prop BATHROOM 7'5" x 7'3" 2.27m x 2.22m BEDROOM THREE KITCHEN 9'0" x 7'6" 15'2" x 8'11" 2.74m x 2.28m 4.61m x 2.71m DOWN DINING ROOM BEDROOM TWO 12'8" x 12'2" 11'0" x 9'9" 3.36m x 2.97m 3.85m x 3.71m HALL **BEDROOM ONE** SITTING ROOM 16'0" x 11'0" 14'0" into bay x 12'0" 4.27m into bay x 3.65m 4.88m x 3.35m FIRST FLOOR 420 sq.ft. (39.0 sq.m.) approx. **GROUND FLOOR**

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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. Floo plans (not to scale, for illustrative purposes only)

529 sq.ft. (49.1 sq.m.) approx.

