



2 Andrews Close  
Chippenham

GOODMAN WARREN BECK

# 2 Andrews Close, Chippenham SN14 0TX

A spacious and well presented four bedroom detached house ideally situated on a good size plot on the western side of town with the added benefit of a DOUBLE GARAGE. The ground floor accommodation offers a reception hall, cloakroom, good size sitting room with glazed double doors opening into a separate dining room and kitchen with a range of fitted units and built-in oven and hob. The first floor has a master bedroom with fitted wardrobes, three further bedrooms and a family bathroom with a white suite and over bath shower. Other benefits include gas central heating, uPVC double glazed window and new uPVC fascias, soffits, gutters and a composite front. To the front is a lawned garden with post and rail fencing. To the rear is a generous garden laid mainly to lawn with patio area and hard standing with gated access opening onto the double width driveway and giving access to the double garage.

## SITUATION

The property enjoys a generous plot on the 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:

Obscure double glazed entrance door with side panel to:

## RECEPTION HALL

uPVC double glazed window to front. Radiator. Stairs to first floor with cupboard under. Wood laminate flooring. Doors to:

## CLOAKROOM

Obscure uPVC double glazed window to side. Wash basin with tiled splash back. Close coupled WC. Tiled floor.

## SITTING ROOM

uPVC double glazed window to front. Two radiators. Feature surround and hearth with gas point. Coving. Television point. Obscure glazed double doors to:

## DINING ROOM

uPVC double glazed window to rear. Radiator. Wood laminate flooring.

## KITCHEN

uPVC double glazed window to side. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob and double oven. Space and plumbing for automatic washing machine. Space for fridge/freezer. Tiled floor. Wall mounted combination boiler for central heating and hot water. uPVC double glazed door to:

## REAR PORCH

Glazed with door to garden.

## FIRST FLOOR LANDING

uPVC double glazed window to side. Access to roof space. Storage cupboard with shelving. Doors to:

## BEDROOM ONE

uPVC double glazed window to front. Radiator. Fitted wardrobes. Coving.

## BEDROOM TWO

uPVC double glazed window to rear. Radiator.

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**£459,950**

## BEDROOM THREE

uPVC double glazed window to side. Radiator. Wood laminate flooring.

## BEDROOM FOUR

uPVC double glazed window to side. Radiator. Stair bulkhead.

## BATHROOM

Obscure uPVC double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal areas.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with post and rail fencing. Gated access leading to rear garden. Gravelled area with path front door and shrubs.

### REAR GARDEN

Fully enclosed good size rear garden. Laid mainly to lawn with paved seating area. Path leading to gated rear access to driveway and double garage. Large area of hard standing with garden shed.

### DRIVEWAY

Double width driveway providing off road parking.

## DOUBLE GARAGE

Two up and over doors. Power and light.

## DIRECTIONS

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and take the second right into Stonelea Close. Take the first turning on the left into Andrews Close and the property will be found immediately on the right hand side.

## ENERGY PERFORMANCE GRAPHS

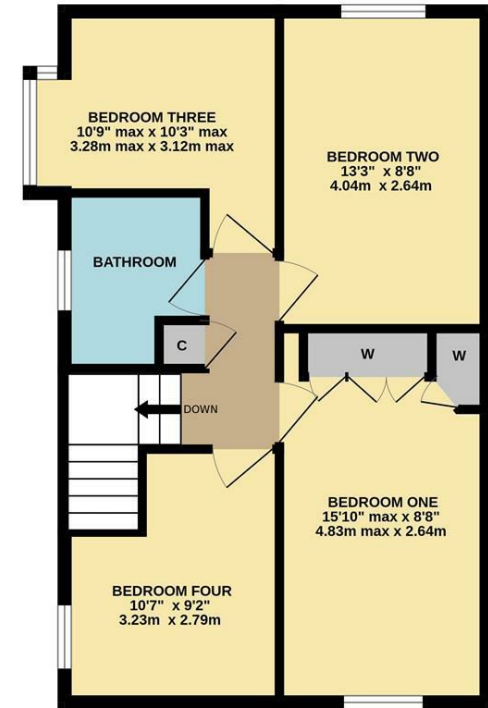
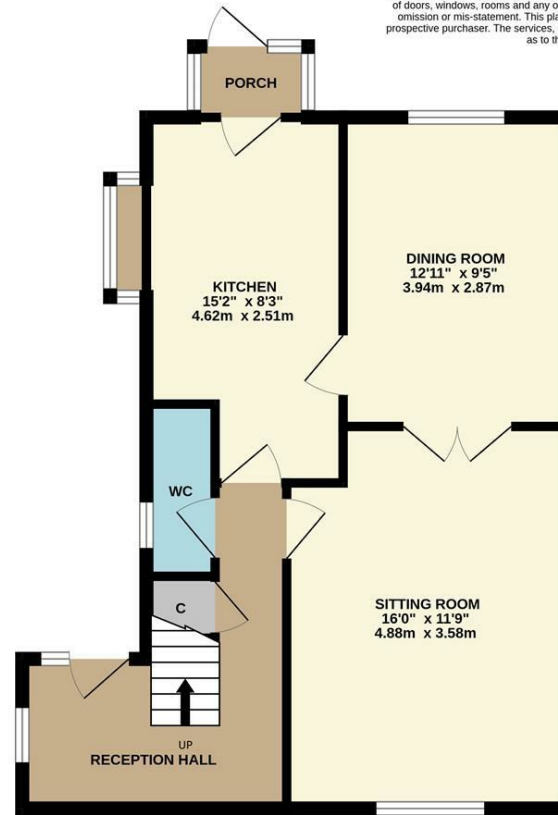
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: D

Tenure: Freehold

TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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