





# 55 Malmesbury Road, Chippenham, SN15 1PT

GOODMAN WARREN BECK

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£315,000

**NO ONWARD CHAIN!** An attractive bay fronted period property ideally situated just a short walk from the town centre and mainline station and enjoying views over the picturesque John Coles park to the front. The accommodation on the ground floor offers a reception hall with original tiled floor, sitting room with bay window, feature fireplace and stripped wooden floor, separate dining room with fireplace opening into a refitted kitchen with high gloss units, built-in oven and hob and integrated dishwasher and another room with plumbing in place offering potential to create a WC, utility or bathroom. The first floor has a spacious landing, large main bedroom with two windows to the front, two further bedrooms and a quality refitted bathroom with overbath shower. Other benefits include uPVC double glazing and gas central heating via a replacement boiler. To the front is a small area of garden with tiled path to the front and to the rear is an enclosed garden laid mainly to lawn with gated rear access.

## Situation

The property is conveniently located on the northern side of town just a short walk from the town centre, mainline rail station and the picturesque John Coles Park with its bandstand. Highly regarded senior schools and a junior school are also close by. M4 J.17 is c.4 Miles north providing swift commuting access to the larger centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

### Recessed Porch

Original tiled floor. Composite Entrance door to:

### Reception Hall

Stairs to first floor. Original Terrazzo tiled floor. Glazed Oak doors to:

### Sitting Room

uPVC double glazed bay window to front. Contemporary style radiator. Feature fireplace with brick back, slate and tiled hearth. Stripped wooden flooring. Ornate coving. Ceiling rose.

### Dining Room

uPVC double glazed window to rear. Contemporary style radiator. Under stairs storage cupboard. Feature fireplace. Opening to:

### Refitted Kitchen

uPVC double glazed window to side. Obscure uPVC double glazed door to side. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset ceramic sink unit with swan neck style mixer tap with filtered drinking water. Built-in stainless steel gas hob and electric oven with stainless steel extractor over.

## Rear Garden

Enclosed by fencing with gated rear access. Slate chippings and laid to lawn beyond.

## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane continue to the roundabout take a left onto Malmesbury Road where the property can be found on the right just after the turning into Ashfield Road.

Integrated slimline dishwasher. Space and plumbing for automatic washing machine. Space for fridge/freezer. Cupboard housing replacement Worcester gas fired boiler. Slate tiled flooring. Door to:

### Bathroom/Utility Room

Obscure uPVC double glazed window to rear. Hot and cold water is place as well as waste for a WC offering the opportunity to create a WC, utility or bathroom.

### First Floor Landing

Access to roof space with roof light via wooden ladder. Storage cupboard. Doors to:

### Bedroom One

Two uPVC double glazed windows to front. Contemporary style radiator. Feature cast iron fireplace.

### Bedroom Two

uPVC double glazed window to rear. Contemporary style radiator.

### Bedroom Three

uPVC double glazed window to rear. Contemporary style radiator.

### Refitted Bathroom

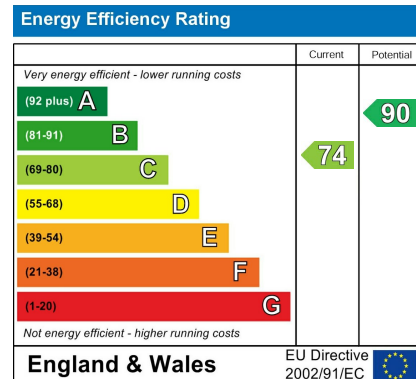
Panelled bath with chrome mixer tap, shower over, shower screen and tiling to principal areas. Vanity wash basin with chrome mixer tap, cupboard under and tiled splash back. Close coupled WC.

## Outside

### Front Garden

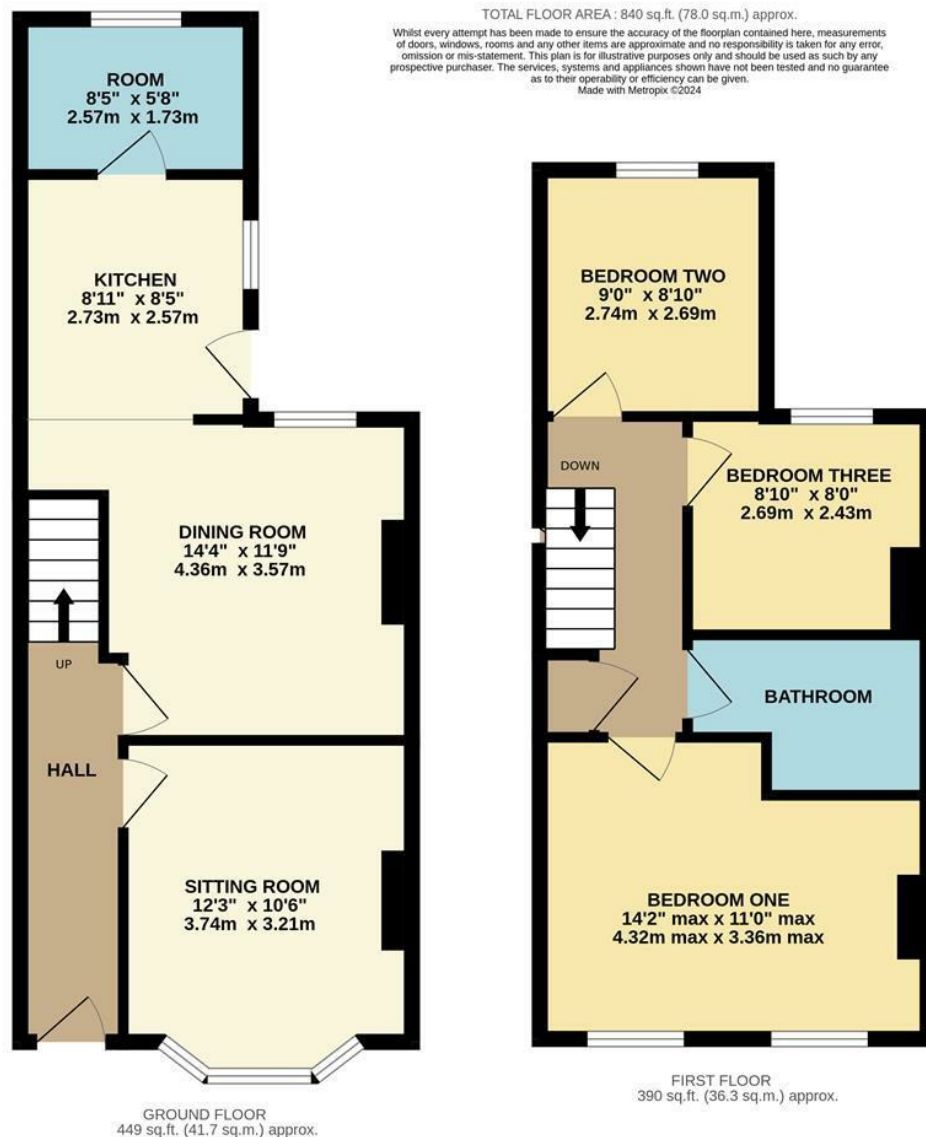
Low level brick wall. Slate chippings and tiled path to front door.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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