

21 Manor Road, Chippenham, SN14 0LH

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

Price Guide £350,000

An extended three bedroom semi detached house ideally situated on the western side of town offering easy access to a wide range of amenities, M4 motorway and highly regarded secondary schools. The spacious accommodation on the ground floor offers an entrance hall with cloakroom, inner hall with stairs to the first floor, large open plan kitchen/dining room opening through to a sitting room with French doors opening into the garden. The first floor offers a master bedroom with en-suite shower room, second double bedroom, third bedroom with additional study area and a bathroom with bath and separate shower cubicle. Other benefits include uPVC double glazing and gas central heating. To the rear is a good size garden with two tier paved seating area, large raised pond and an impressive brick built garden studio with bi-fold doors.

Situation

The property is situated on the western side of Chippenham and is conveniently located within walking distance of four primary schools and two highly regarded senior schools. Local shops are close to hand along with superstores. There are numerous other amenities in the town centre along with a mainline rail station. M4 J.17 is c.4 Miles north of the town providing swift access to Swindon, Bristol and Bath.

Accommodation Comprising:

Entrance door to:

Entrance Hall

Tiled floor. Doorway to Hallway. Door to:

Cloakroom

Obscure uPVC double glazed window to front. Radiator. Pedestal wash basin. Close coupled WC.

Inner Hall

Tiled floor. Radiator. Stairs to first floor. Obscure uPVC double glazed window to front. Doorway to:

Kitchen/Dining Room

uPVC double glazed window to front and rear. Obscure uPVC double glazed window to front. Two radiators. Tiled floor. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Range cooker with extractor over. Space and plumbing for automatic washing machine. Coving. Combination boiler. Opening to:

Rear Garden

Large two tier paved seating area with border. Large raised pond with pergola over. Block paved area leading to the garden studio.

Garden Studio

Bi-fold doors to front. Electric panel heater. Wood laminate flooring. Built-in bar. Spotlights.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second right into Lords Mead by The Kingfisher public house. Take the first turning on the right into Manor Road and the property will be found on the left hand side.

Sitting Room

uPVC double glazed French doors to rear. uPVC double glazed window to side. Radiator. Tiled floor. Television point. Coving. Four wall light points. Ceiling fan/light.

First Floor Landing

uPVC double glazed window to front. Radiator. Cupboard. Door to:

En Suite

Chrome ladder radiator. Wall hung wash basin with chrome mixer tap. Close coupled WC. Wood laminate flooring.

Bedroom Two

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

Bedroom Three

uPVC double glazed window to front. Radiator.

Bathroom

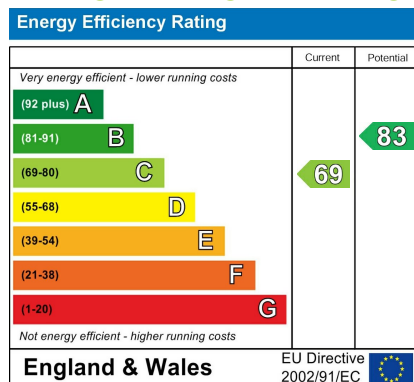
Obscure uPVC double glazed window to front and side. Radiator. Panelled bath with chrome mixer tap and shower attachment. Full width fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas.

Outside

Front Garden

Block paved with low level wall. Side access to rear garden.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



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.
 Made with Metropex ©2024

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)