



57 Ashe Crescent, Chippenham, SN15 1RN

GOODMAN WARREN BECK

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£300,000

A three bedroom semi detached house ideally situated just a short walk from the town centre and mainline station with the added benefit of an attic room, mature south facing rear garden enjoying a good degree of privacy with an ideal home GARDEN OFFICE/STUDIO. The accommodation offers an entrance hall, sitting room with feature fireplace, kitchen/dining with a range of fitted units opening into a large conservatory overlooking the garden, downstairs bathroom with a white suite, three first floor bedrooms and a useful attic room. Other benefits include gas central heating, double glazing, a covered lean to the side and off road parking to the front.

Situation

Situated to the north of Chippenham and conveniently situated for the town centre and all amenities including mainline railway station London (Paddington). The A4, A420 and the M4 motorway offers good motor commuting to the larger centres of Bath, Bristol, London and Swindon.

Accommodation Comprising:

Upvc double glazed entrance door to:

Entrance Hall

Stairs to first floor with recess under. Radiator. Wood laminate flooring. Coving. Door to bathroom and to:

Sitting Room

Upvc double glazed window to front. Radiator. Wood laminate flooring. Feature fireplace with stone surround and hearth. Door to:

Kitchen/Dining Room

Range of drawer and cupboard base units and matching wall mounted cupboards. Worksurface with stainless steel splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Space for cooker with extractor over. Wood laminate flooring. Wall mounted Worcester combination boiler. Opening through to:

Conservatory

Upvc double glazed with French doors to the garden. Solid wood flooring. Radiator. Work surface with cupboard under.

Lean To

Door to front and rear. Power points.

Home Office/Studio

Insulated with power, light and telephone line.

Directions

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the roundabout onto Malmesbury Road and take the fifth right opposite John Coles Park into Deansway at the end of road take a right into Oaklands then first right into Ashe Crescent. Go past the turning into Ashe Close and the property will then be found tucked at the end of the next cul-de-sac on the right hand side.

Bathroom

Obscure Upvc double glazed window to side. Radiator. Panelled bath with chrome mixer tap, separate shower over and concertina shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls.

First Floor Landing

Upvc double glazed window to side. Doors to:

Bedroom One

Two Upvc double glazed window to front. Overstairs storage cupboard. Radiator. Feature fireplace. Picture rail. Coving.

Bedroom Two

Upvc double glazed window to rear. Radiator. Coving.

Bedroom Three

Upvc double glazed window to rear. Radiator. Built-in cupboard.

Attic Room

Upvc double glazed window to rear. Doorway to shower room.

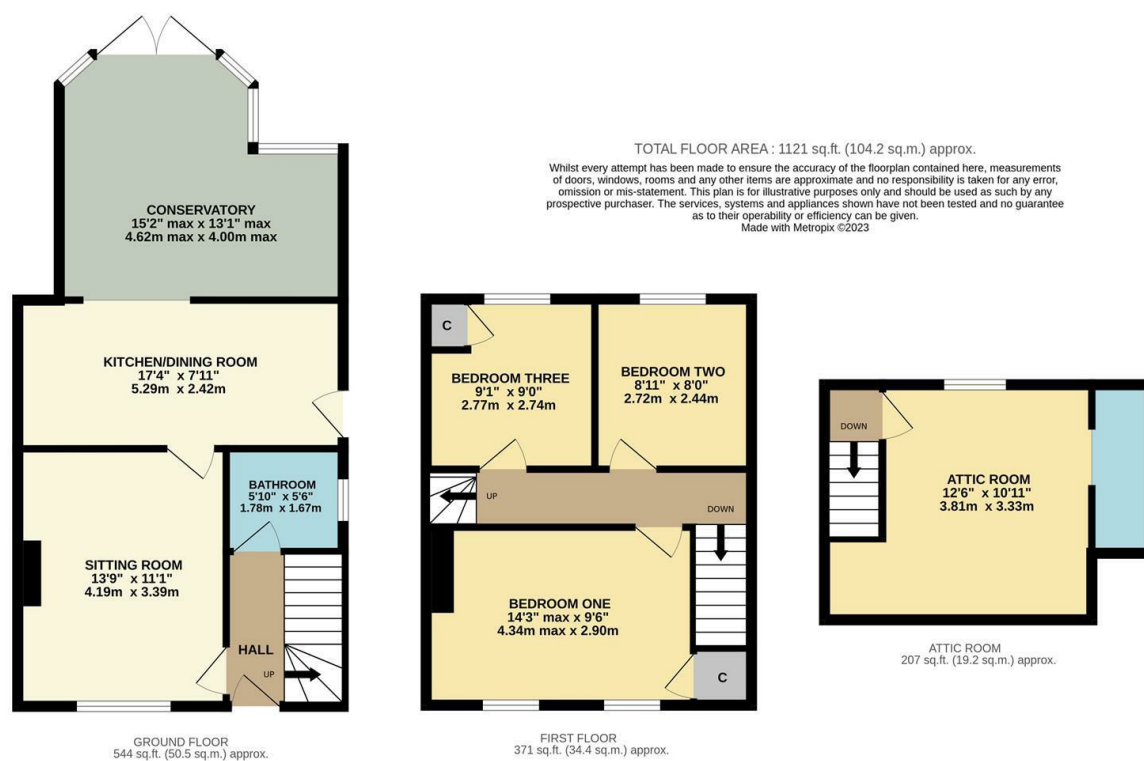
Outside

Front Garden

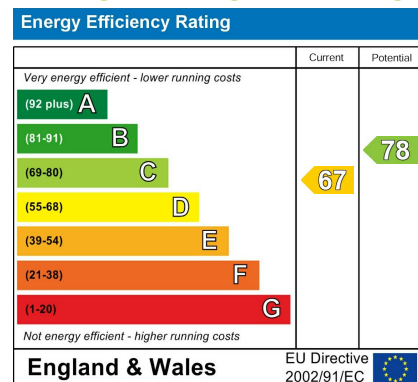
Paved driveway providing off road parking.

Rear Garden

Delightful mature south facing garden enjoying a good degree of privacy. Well stocked with a range of flowers and shrubs with seating area and paved pathway leading to:



ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

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