





# 35 Woodlands Road, Chippenham, SN14 0HG

GOODMAN WARREN BECK

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£235,000

An extended and well presented three bedroom mid terraced house within walking distance of the town and mainline station with the benefit of a good size rear garden. The accommodation offers a useful entrance porch, entrance hall, c.20' sitting room opening into a dining area, modern kitchen with a range of fitted units and French doors to the garden, three bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the rear is an enclosed garden with gravelled area, lawn beyond and an outhouse.

## Situation

The property is located in a mature established central area of the town, conveniently situated within walking distance of the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

## Accommodation Comprises

uPVC double glazed entrance door to:

## Entrance Porch

uPVC double glazed window to front. Tiled floor. Spotlights. Multi-glazed door to:

## Entrance Hall

Wood laminate flooring. Stairs to first floor. Dado rail. Multi-glazed door to:

## Sitting Room

uPVC double glazed window to front and rear. Radiator. Wood laminate flooring. Feature wooden surround and hearth. Open through to:

## Dining Area

Under stairs cupboard. Wood laminate flooring. uPVC double glazed French doors to:

## Kitchen

Obscure uPVC double glazed window to side. uPVC double glazed French doors to rear. Range of drawer and cupboard based units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splashbacks and inset single bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric oven and hob. Space and plumbing for automatic washing machine. Two further appliance spaces. Wall mounted gas fired combination boiler.

## First Floor Landing

Access to roof space. Dado rail. Doors to:

## Bedroom One

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

## Bedroom Two

uPVC double glazed window to rear. Radiator.

## Bedroom Three

uPVC double glazed window to front. Radiator. Wood laminate flooring. Stair bulkhead.

## Bathroom

Obscure uPVC double glazed window to rear. Panelled bath with chrome mixer tap and separate shower over. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiled to principle areas.

## Outside

## Front Garden

Enclosed wall with gate and path to front door.

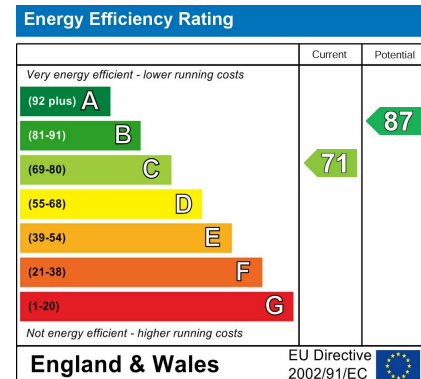
## Rear Garden

Enclosed with gated side access. Gravelled with lawn beyond and flower and shrub beds. Outhouse.

## Directions

From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout. Take the first left into Woodlands Road and the property will then be found on the left hand side just before the turning into Brook Street.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

