



5 Hardenhuish Avenue, Chippenham, SN15 1NL

GOODMAN WARREN BECK

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Price Guide £385,000

A mature bay fronted three bedroom semi detached set on a good size plot within one of Chippenham's most sought after areas offering scope for improvement/extension subject to the necessary consents. Although in need of modernisation and improvement throughout the property has been reroofed, benefits from double glazing and gas central as well as having many original features to include pictures rails and internal doors. The ground floor accommodation offers a reception hall, sitting room with bay window and feature fireplace, separate dining room, breakfast area, kitchen, double glazed conservatory and side lobby with cloakroom. The first floor has two double bedrooms, third bedroom and bathroom. To the front is a block paved driveway providing off road parking leading to an attached garage and to the rear is a good size level garden.

Situation

The property is situated in this sought after area of the town offering easy access to a wide range of amenities. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c. 4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

Accommodation Comprising:

Recessed Porch

Obscure uPVC double glazed entrance door with side panel to:

Reception Hall

Stairs to first floor with cupboard under. Radiator. Picture rails. Doors to:

Sitting Room

uPVC double glazed bay window to front. Radiator. Feature fireplace with tiled surround and hearth.

Dining Room

uPVC double glazed window to rear. Radiator. Tiled fireplace with gas fire. Picture rail. Solid wood flooring.

Breakfast Room

Tiled floor. Radiator. uPVC double glazed window to rear. Obscure multi glazed door to side lobby. Archway to:

Rear Lobby

Radiator. Tiled floor. Cupboard with window to side and water softener. Multi glazed door to conservatory. Glazed sliding door to:

Bathroom

uPVC double glazed window to rear. Towel radiator. Bath with shower over. Vanity wash basin. Close coupled WC with concealed cistern. Airing cupboard.

Outside

Front Garden

Block paved driveway leading to garage providing off road parking. Area of lawn. Gated side access to rear garden.

Garage

Up and over door.

Rear Garden

Good size enclosed level garden. Mature magnolia tree.

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 left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue and the property will be found immediately on the right hand side.

Kitchen

uPVC double glazed window to rear. Window to side. Range of drawer and cupboard base units and matching wall mounted cupboards. Wood edged work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in hob and eye level oven. Space and plumbing for washing machine.

Conservatory

uPVC double glazed with French door to rear and sliding door to side. Tiled floor.

Side Lobby

Obscure uPVC double glazed door to side. Tiled floor. Wall mounted gas fired boiler for central heating and hot water. Door to:

Cloakroom

Obscure window to side. Wall hung wash basin. Low level WC. Tiled floor.

Landing

uPVC double glazed window to side. Access to roof space. Doors to:

Bedroom One

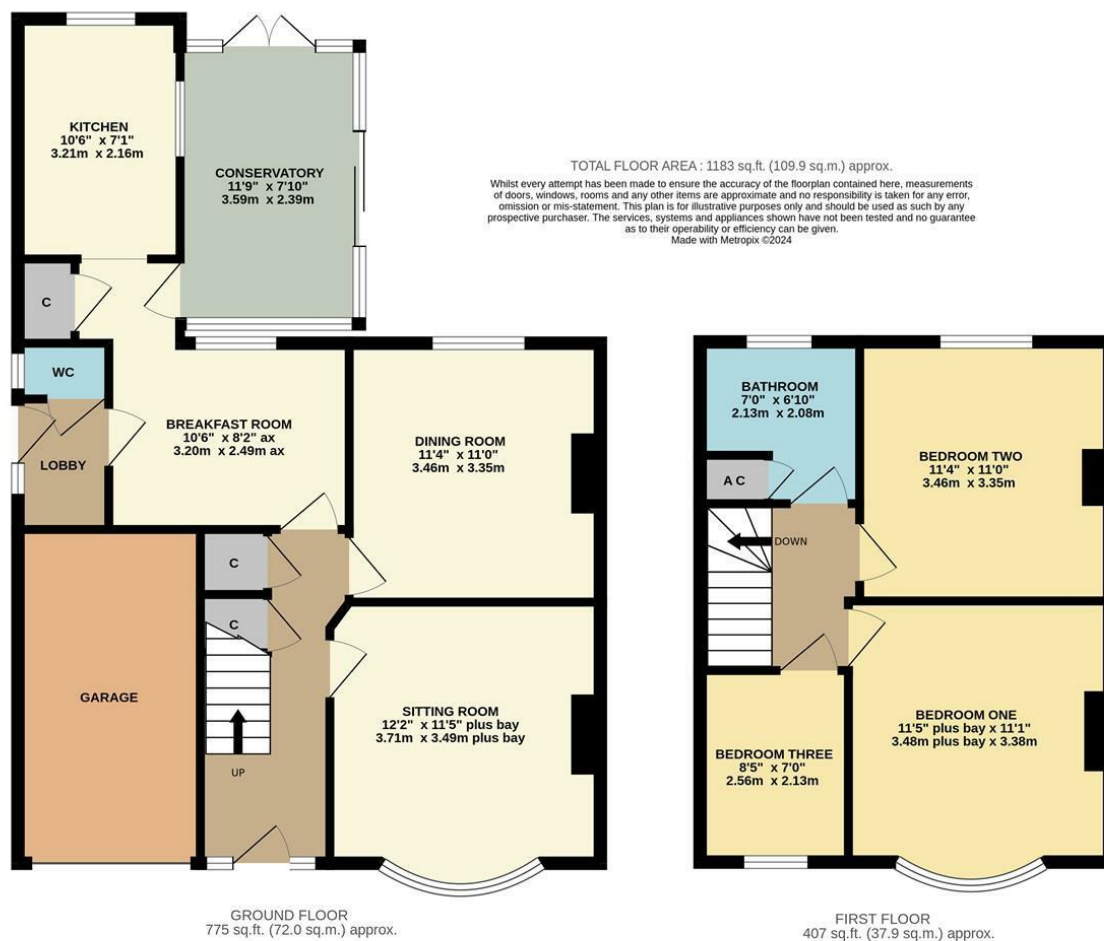
uPVC double glazed bay window to front. Radiator. Picture rail.

Bedroom Two

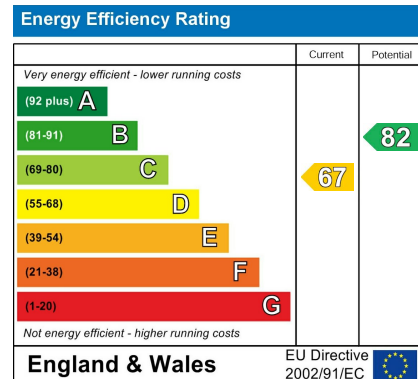
uPVC double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

uPVC double glazed bow window to front. Radiator.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)