



1 Lowden Parade, Chippenham, SN15 2BS

GOODMAN WARREN BECK

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

£225,000

A modern well presented two bedroom semi detached house ideally situated within close proximity of the town centre and mainline station offered for sale with NO ONWARD CHAIN! The accommodation offers a useful entrance porch, sitting room with French doors opening into the garden, modern well appointed kitchen/dining room with a range of fitted units and built-in oven and hob, two bedrooms and a modern bathroom with a white suite and over bath shower. Other benefits include uPVC double glazing and gas central heating. There is a good size garden to the side and rear and two allocated parking spaces in an adjacent parking area.

Situation

The property is in an established residential location a short distance to the west of the town centre. Local shops and amenities are close to hand as are the train station and town centre. Chippenham has a wide range of amenities to include High Street retailers and supermarkets and in addition a Leisure Centre with indoor swimming pool, Library, Cinema and public parks. There is a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation Comprising:

Entrance Porch

uPVC double glazed entrance door. Door to:

Sitting Room

uPVC double glazed French doors to Garden. Radiator. Stairs to first floor. Wood laminate flooring. Central heating thermostat. Door to:

Kitchen/Dining Room

uPVC double glazed windows to front and rear. Range of cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer sink unit with mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas fired boiler for radiator central heating and hot water.

First Floor Landing

uPVC double glazed window to rear. Radiator. Access to roof space. Doors to:

Bedroom One

uPVC double glazed windows to front and rear. Radiator. Built-in over stairs cupboard. Coving.

Bedroom Two

uPVC double glazed window to front. Radiator. Coving.

Bathroom

Obscure uPVC double glazed window to rear. Panelled bath with shower over and screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Coving.

Outside

Front Garden

Path to front door. Lawn area enclosed by brick wall.

Rear Garden

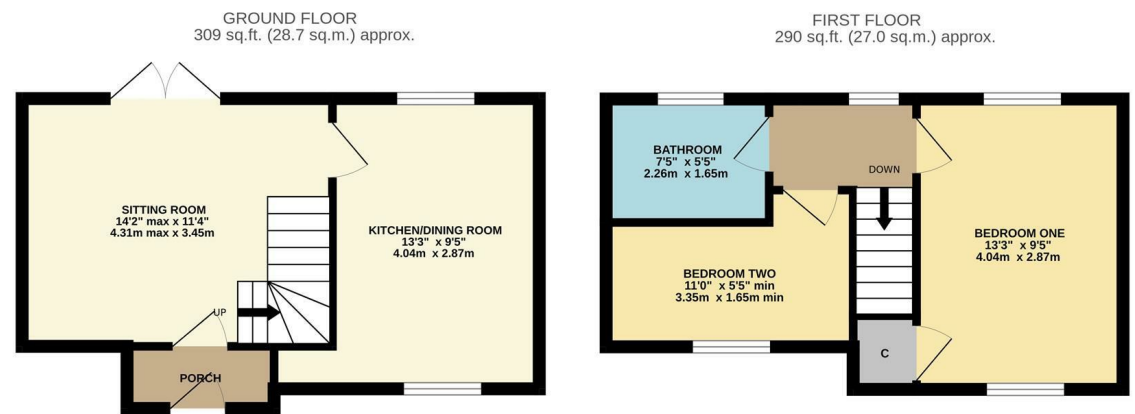
Mainly laid to lawn with paved seating area. Timber shed. Enclosed by fencing.

Parking

Two allocated parking spaces.

Directions

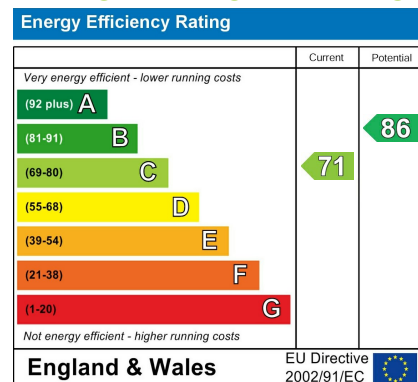
From the town centre proceed out along the A4 Rowden Hill. After passing the hospital proceed down the hill and take the next turning on the right into Lowden. Follow this road and the property will be found on the left just before the bridge.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

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 Metropix 50204.

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)