

154 Wood Lane, Chippenham, SN15 3EE

GOODMAN WARREN BECK

64 Market Place
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£229,950

An older style two bedroom property ideally situated within walking distance of the town centre and mainline station. The accommodation offers an entrance hall, sitting room with feature electric fireplace, good size kitchen with a range of fitted units and breakfast bar, a large conservatory with French doors to the garden and a useful utility area with WC, two first floor bedrooms and a good size modern bathroom with bath and separate shower cubicle. Other benefits include double glazing and electric heating. To the front is an off road parking space and to the rear is an enclosed garden enjoying a good degree of privacy.

Situation

The property is situated in a central location within close proximity of the town centre and it's numerous amenities. It is within walking distance of nursery, primary/preschool and a highly regarded secondary school. The mainline rail station is approximately a 20 minutes walk away. M4 J.17 is c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

Accommodation Comprising:

Canopied Entrance Porch

uPVC double glazed entrance door to:

Entrance Hall

Stairs to first floor. Wooden flooring. Night storage heater. Door to:

Sitting Room

uPVC double glazed window to front. Night storage heater. Feature electric fireplace. Wood laminate flooring. Understairs cupboard. Door to:

Kitchen

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces incorporating breakfast bar with tiled splashbacks and inset one and a half bowl single drainer sink unit with mixer tap. Space for cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled floor. Double glazed door to:

Conservatory

uPVC double glazed French doors and windows to rear. Night storage heater. Tiled floor. Doorway to:

Utility

Space and plumbing for automatic washing machine. Further appliance space. Doorway to:

WC

Wall hung wash basin with cold water tap. Close coupled WC.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to front. Night storage heater. Feature fireplace.

Bedroom Two

Double glazed window to rear. Night storage heater. Coving. Feature fireplace. Access to roof space with ladder and light.

Bathroom

Double glazed window to rear. Electric towel rail. Panelled bath with chrome mixer tap. Separate fully tiled corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Coving.

Outside

Front Garden

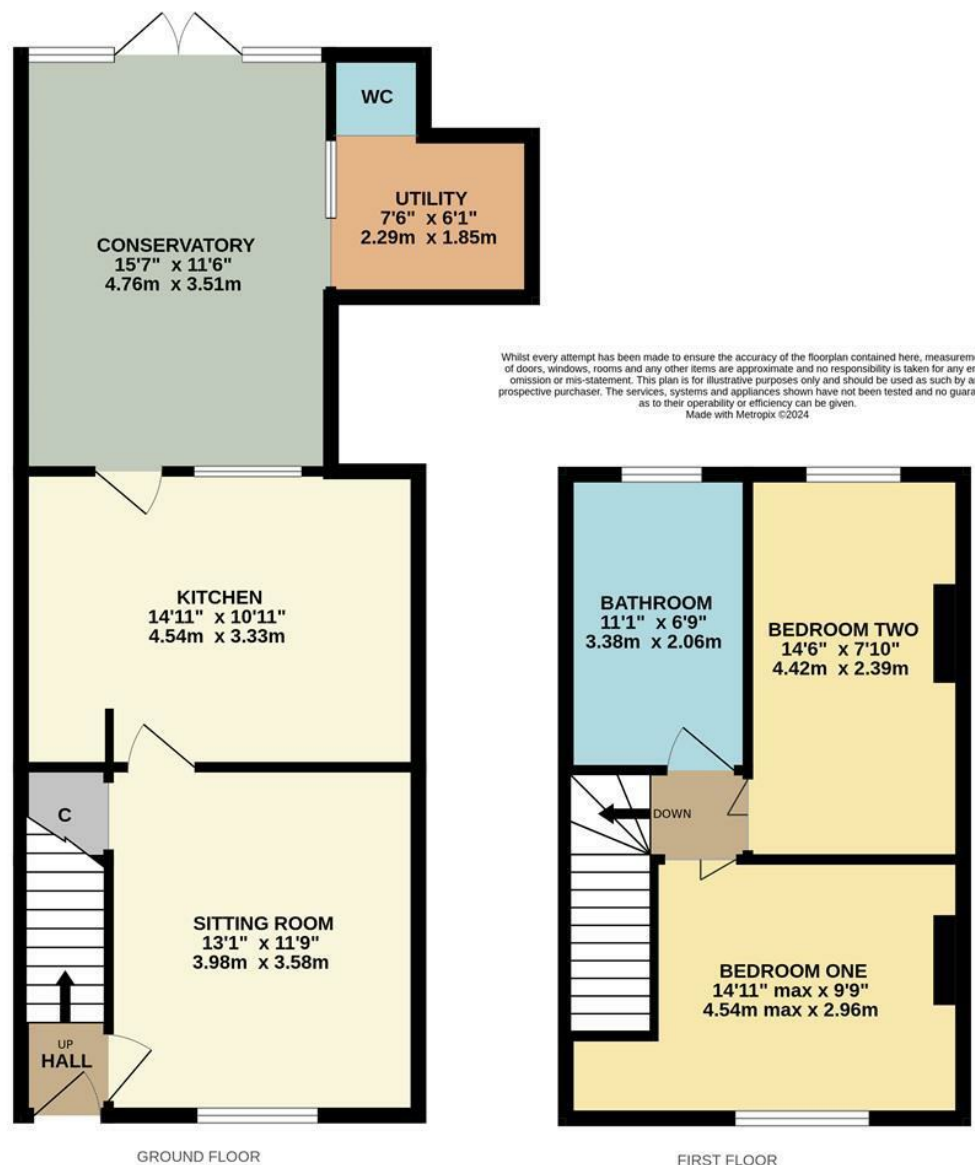
Laid to paving providing off road parking.

Rear Garden

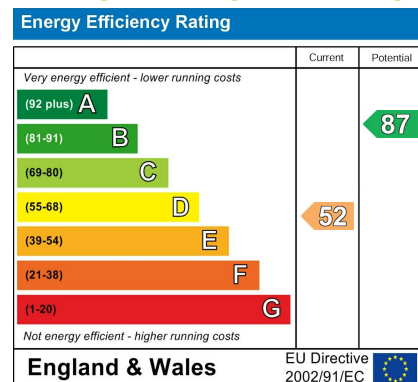
Enclosed by fencing and enjoying a good degree of privacy. Patio area with steps down to artificial lawn with flower and shrub borders. Further area of vegetable garden.

Directions

From the Market Place proceed along The Causeway. At the roundabout turn right and then take the first left into Wood Lane. The property will then be found further up on the left.



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)