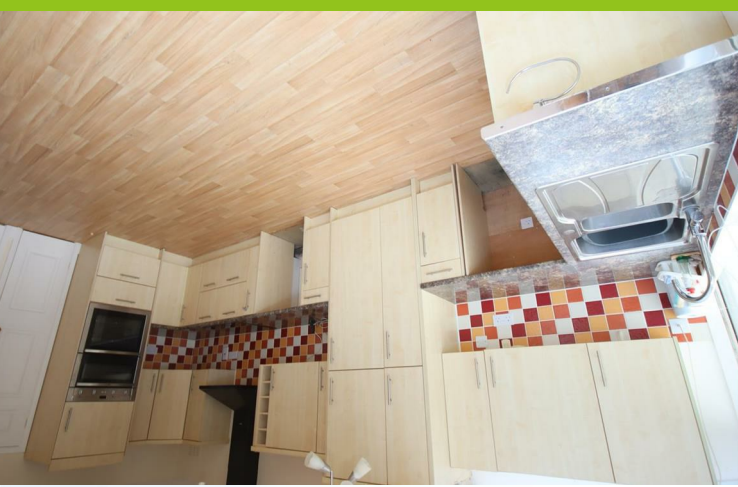




15 Newall Tuck Road, Chippenham, SN15 3NL

NO ONWARD CHAIN! A well presented detached bungalow ideally situated in the corner of a quiet cul-de-sac with an elevated position and far reaching views towards open farmland offering ample scope for extension subject to the necessary consents. The property has recently been redecorated and recarpeted and has accommodation offering an entrance hall, good size sitting room with feature fireplace, kitchen/dining room opening into a conservatory, two double bedrooms and wet room. Other benefits include double glazing and gas central heating. To the front is a lawned garden with flower and shrub borders and driveway providing off road parking leading to a detached garage. To the rear is an enclosed garden with patio area and lawn beyond with borders and fruit trees.

Situation

The property is situated on the popular Monkton Park area, within walking distance of the town centre and its numerous amenities, mainline rail station and Olympiad Sports Centre. M4 J.17 is c.4 miles north providing swift access to the major centres of Bristol, Bath and Swindon.

Accommodation Comprises

Canopied Porch

Obscure double glazed entrance door to:

Entrance Hall

Access to fully boarded loft with ladder and light. Radiator. Storage cupboard. Doors to:

Sitting Room

Double glazed window to front. Feature fireplace with marble inset and hearth and ornate surround. Coving. Two wall light points.

Kitchen/Breakfast Room

Double glazed windows to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built-in electric hob with extractor over. Built-in eye level double oven. Space and plumbing for washing machine. Storage cupboard. Opening into:

Conservatory

Double glazed with windows to reat and door to side. Radiator.

GOODMAN WARREN BECK

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Chippenham, Wiltshire SN15 3HG
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Offers Over £320,000

Bedroom One

Double glazed window to rear. Radiator. Range of fitted wardrobes, bedside units and over bed cupboards.

Bedroom Two

Double glazed window to front. Radiator.

Wet Room

Obscured double glazed window to side. Radiator. Shower area. Wash basin with chrome mixer tap. Close coupled WC. Walk in cupboard with wall mounted gas fired boiler and water softener.

Outside

Front Garden

Driveway providing off road parking leading to detached garage and gated access to the rear garden. Lawn area with well stocked flower and shrub borders.

Detached Garage

Double doors to front. Personal door to side. Power and light.

Rear Garden

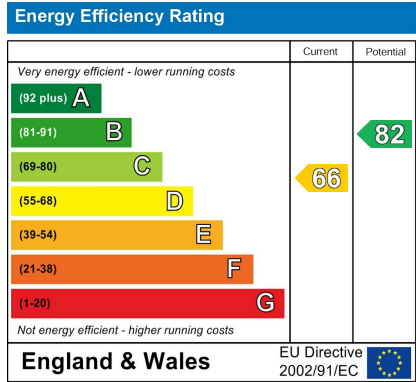
Fully enclosed by fencing and walling with gated side access. Raised patio with far reaching views and steps leading down to a lawn area with a range of well stocked flower and shrub borders and fruit trees.

Directions

From our office proceed out of the high street heading towards Station Hill and the train station. Join onto Cockelbury Road and follow along until the junction with Eastern Avenue. At junction turn right onto Eastern avenue. Continue along

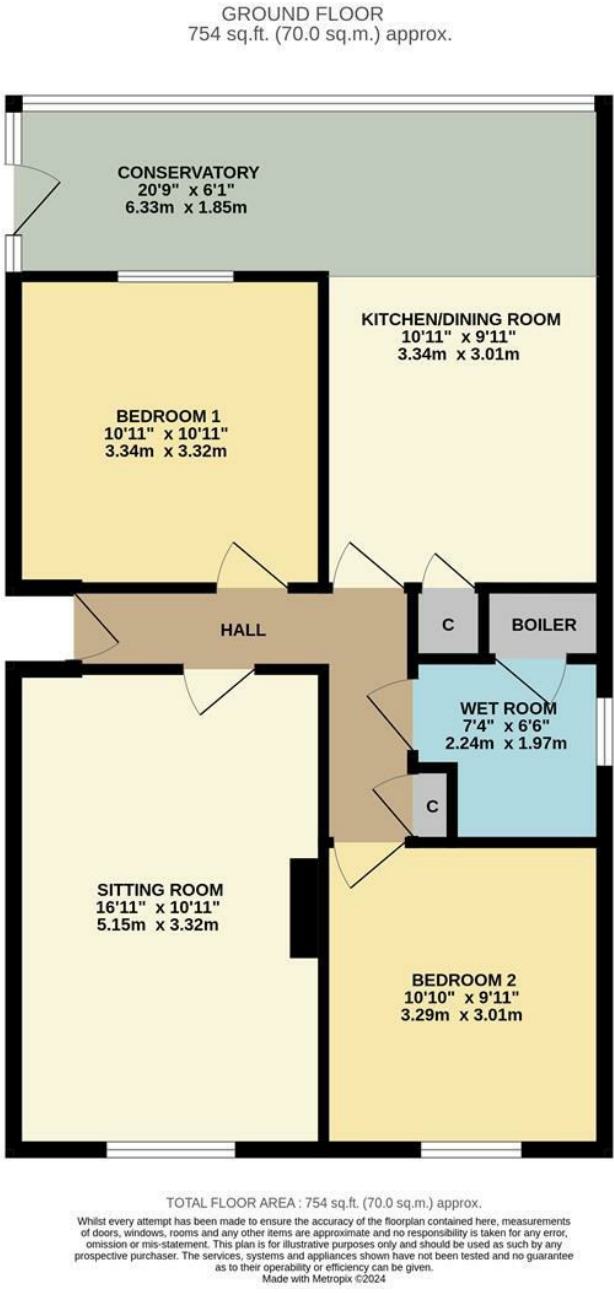
Eastern Avenue and then turn left onto Lady Coventry Road. Go up Lady Coventry Road and Newall Tuck Road is the first turning on the right hand side. The property can be found straight in front of you.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)