



# 52 Darcy Close, Chippenham, SN15 3QL

GOODMAN WARREN BECK

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£239,950

**NO ONWARD CHAIN!** A modern well presented two bedroom terraced pleasantly tucked away in the corner of a small cul-de-sac within the sought after Monkton Park development within easy walking distance of the mainline station, town centre and riverside walks. The accommodation offers an entrance lobby, sitting room, kitchen/dining room with a range of fitted units, built-in oven and hob and door to the garden, two double bedrooms and a modern well appointed bathroom. Other benefits include uPVC double glazing, gas central heating, allocated parking and an enclosed south facing garden.

## Situation

The property is ideally located just a short walk from the mainline rail station offering convenient access to Bath, Bristol and London Paddington c.1 hour. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Accommodation Comprising:

UPVC double glazed entrance door to:

### Entrance Hall

Meter cupboard. Opening into:

### Sitting Room

UPVC double glazed window to front. Radiator. Stairs to first floor with cupboard under. Door to:

### Kitchen/Dining Room

uPVC double glazed window and door to rear. Refitted comprising stainless steel single drainer sink unit with cupboard base unit under. Rolled edge worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Display cabinet. Tiled surrounds. Built-in gas hob and electric oven. Space and plumbing for washing machine, tumble dryer and fridge freezer. Worcester gas fired combination boiler supplying radiator central heating. Radiator. Tiled flooring.

### First Floor Landing

Access to insulated part boarded roof space with pull down ladder and light.

### Bedroom One

uPVC double glazed window to rear. Radiator.

### Bedroom Two

uPVC double glazed window to front. Radiator.

### Bathroom

White suite comprising. Panelled bath with rain head shower over with screen. Mixer tap with hand held shower. Pedestal wash basin. Close coupled WC. Radiator. Extensive tiling. Laminate flooring. Extractor fan. Built-in overstairs cupboard with shelving. Recessed halogen spotlights.

### Outside

#### Front Garden

Pathway to entrance with shingle area to side.

#### Rear Garden

South facing. Enclosed by fencing and high level brick walling with rear gated pedestrian access. Paved terrace area. Decked pathways. Lawn area. Shed with power and light.

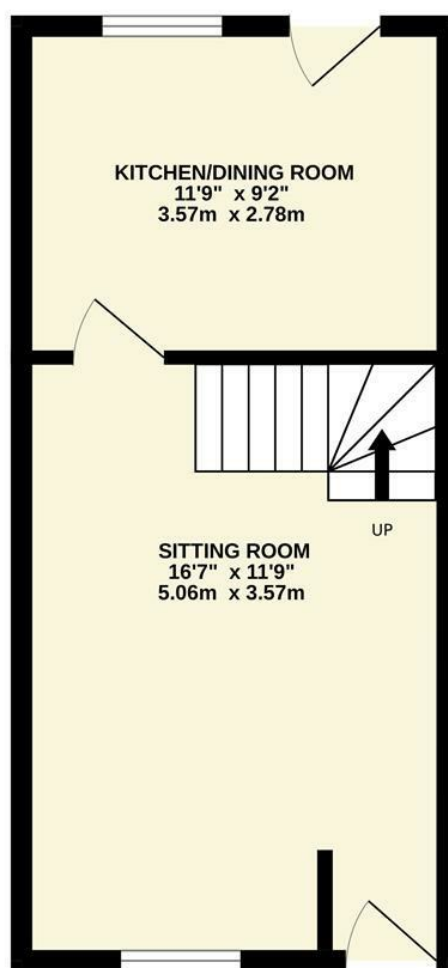
#### Allocated Parking

One allocated parking space..

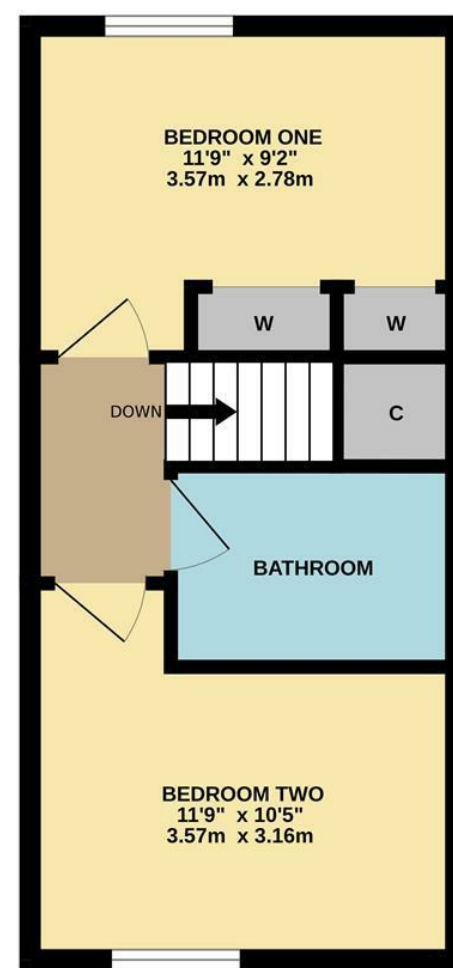
#### Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. This road becomes Cocklebury Road. Continue along this road and take the second turning on the left into Darcy Close.

GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

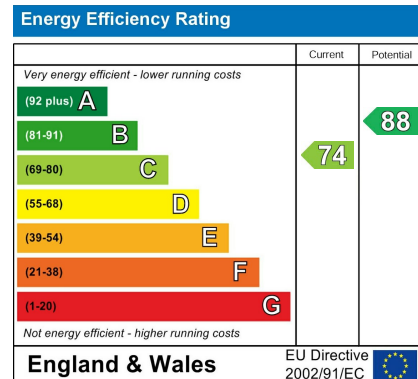


FIRST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 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.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold