

3 Phillips Close, Chippenham, SN14 0TH

GOODMAN WARREN BECK

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£233,000

A modern well presented two bedroom staggered terrace ideally situated in a small cul-de-sac on the popular west side of town offering easy access to a range of amenities and enjoying a private south facing rear garden. The accommodation offers a useful entrance porch, sitting room, kitchen/dining room with a range of fitted cupboards and door to the garden, two bedrooms and a quality refitted bathroom. Other benefits include double glazing, radiator central heating via a gas fired combination boiler, enclosed rear garden with patio area and shed and allocated parking.

Situation

The property is pleasantly situated within a sought after cul-de-sac on the western side of the town, enjoying access to the M4 for commuting to the larger centres of Bath, Bristol, London and Swindon. The property is within walking distance of primary and highly acclaimed senior schools, together with local amenities. The town centre offers a comprehensive range of amenities including mainline railway station to London Paddington.

Accommodation Comprising:

Upvc double glazed entrance door to:

Entrance Porch

Upvc double glazed window to front. Obscure double glazed entrance door to:

Sitting Room

Double glazed window to front. Radiator. Stairs to first floor. Wood laminate flooring. Television point. Telephone point. Door to:

Kitchen/Dining Room

Double glazed window to rear. Radiator. Range of drawer and 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 stainless steel sink unit with chrome mixer tap. Space for cooker. Space and plumbing for automatic washing machine. Tiled floor. Under stairs storage recess. Wall mounted gas fired combination boiler. Double glazed door to garden.

First Floor Landing

Access to part boarded roof space. Doors to:

Bedroom One

Two double glazed windows to front. Radiator. Over stairs storage cupboard.

Bedroom Two

Double glazed window to rear. Radiator.

Refitted Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. 'P' shape bath with chrome mixer tap and separate shower over with shower screen. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal area. Luxury vinyl tiled floor.

Outside

Front Garden

Laid to lawn with path to front door.

Rear Garden

Enclosed by fencing and hedging. Patio area with lawn beyond and shrub borders. Garden shed. Path leading to gated rear access.

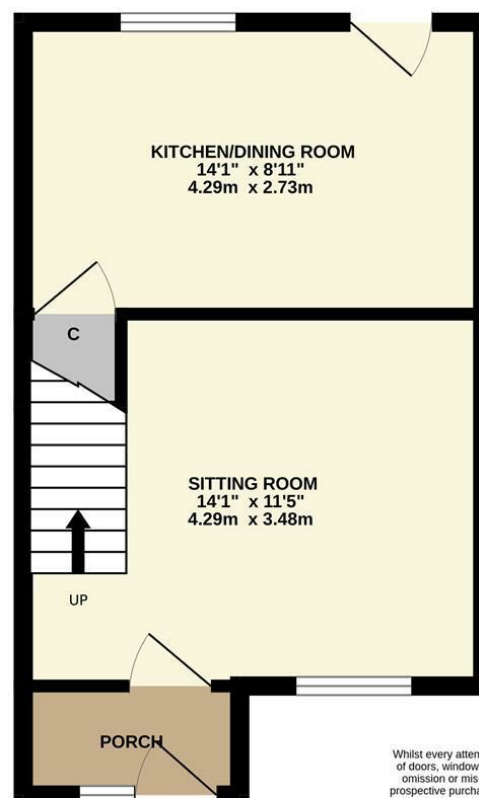
Parking

There is an allocated parking space.

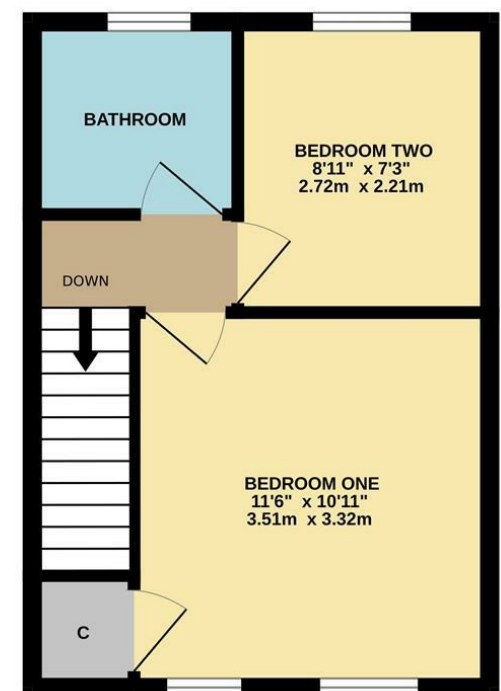
Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road then on into Bristol Road. Take the left at the mini roundabouts into Hungerdown Lane. At the first roundabout turn right onto Frogwell and take the second left into Chamberlain Road and Phillips Close can be found on the right hand side.

GROUND FLOOR

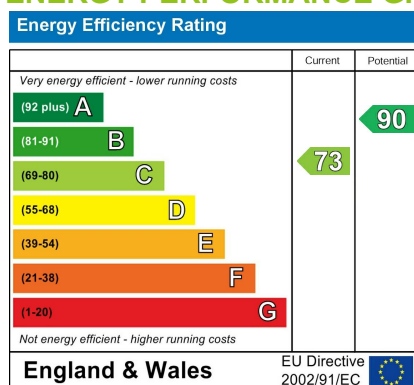


FIRST FLOOR



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