



# 12 Canterbury Street, Chippenham, SN14 0EB

GOODMAN WARREN BECK

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£244,950

**NO ONWARD CHAIN!** A three bedroom semi detached property ideally located in a central location within easy walking distance of the town centre and mainline station with the added benefit of a garage and off road parking. The accommodation offers an entrance hall, sitting Room with fireplace and decorative alcove, refitted kitchen with built-in appliances, rear lobby leading to cloakroom and utility room. On the first floor there are three bedrooms and a refitted shower room. Other benefits include gardens to front and rear and a detached single garage with off street parking to the front.

## Situation

The property is most conveniently situated within walking distance of the town centre, mainline rail station, highly regarded primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

## Accommodation Comprising:

uPVC double glazed door leading to:

## Entrance Hall

uPVC double glazed window to side. Stairs to first floor. Radiator. Laminate flooring. Door to:

## Sitting Room

uPVC double glazed window to front. Radiator. Fireplace recess with electric woodburning stove. Decorative arched recess. Picture rail. Wood laminate flooring. Door to:

## Kitchen

uPVC double glazed window to rear. Fitted with a range of matching wall and base units comprising of cupboards and drawers. Worksurface with tiled splashback. One and a half bowl stainless steel single drainer stainless steel sink unit with mixer tap over. Built in dishwasher. Built-in fridge/freezer. Contemporary radiator. Built-in electric oven and hob with extractor over. Contemporary radiator. Steps down to Rear Lobby.

## Rear Lobby

uPVC double glazed door to rear garden. Door to Cloakroom and door to Utility Room.

## Rear Garden

Paved seating area with the remainder being laid to lawn and planted with apple trees. Enclosed by wall. Gated access to front. Water tap.

## Garage

Single garage with personal door to rear garden. Parking to the front of the garage.

## Directions

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Take the third turning on the right into Canterbury Street where the property will be found shortly after the turning to Marshall Street on the left.

## Agents Note

Please note that some of the photos shown were taken prior to the tenant taking up residence.

## Cloakroom

uPVC double glazed obscure window to side. Vanity wash basin with cupboard under. Close coupled WC. Wall mounted Worcester boiler. Tiled floor. Extractor.

## Utility

uPVC double glazed window to side. Plumbing for automatic washing machine with worksurface over. Water softener. Radiator.

## First Floor Landing

uPVC double glazed window to side. Access to loft space. Doors to all bedroom and Shower Room.

## Bedroom One

uPVC double glazed window to front. Radiator.

## Bedroom Two

uPVC double glazed window to rear. Radiator.

## Bedroom Three

uPVC double glazed window to side. Radiator. Stairs bulkhead.

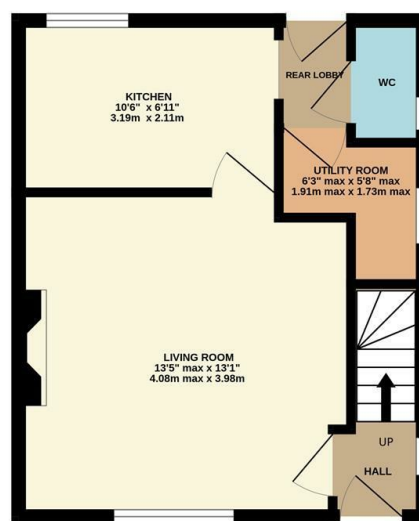
## Shower Room

uPVC double glazed window to side. Corner shower cubicle. Vanity wash basin with drawer unit under. Close coupled WC. Tiled walls and floor.

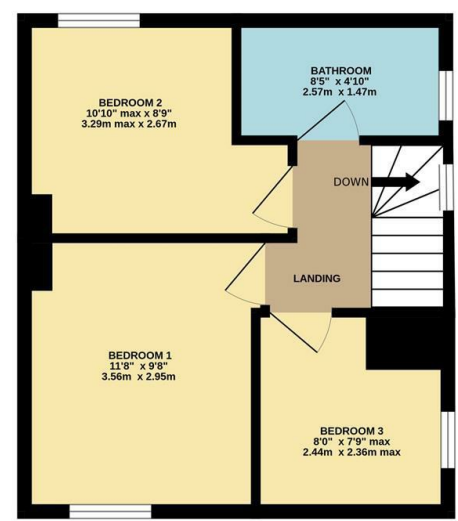
## Outside

## Front Garden

Mainly laid to lawn with path to front door. Enclosed by picket fence and iron gates.



GROUND FLOOR  
321 sq.ft. (29.9 sq.m.) approx.

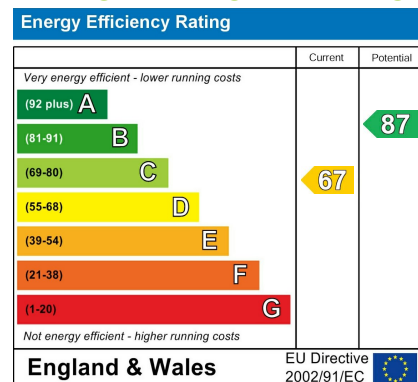


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

TOTAL FLOOR AREA : 647 sq.ft. (60.1 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

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