





# 1 Stockwood Road, Chippenham, SN14 0RY

GOODMAN WARREN BECK

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£142,500

A spacious and well presented two bedroom ground floor flat located on the west side of Chippenham offering easy access to a wide range of amenities. Well appointed throughout the accommodation offers a spacious hallway with two useful storage cupboards and an airing cupboard, large sitting room with a feature fireplace, c.17' kitchen/dining room with an extensive range of fitted units, two double bedrooms and a modern bathroom with a white suite and over bath shower. Other benefits include double glazing, electric heating and there is ample on road parking available immediately to the front.

## Situation

The property is Ideally situated on the western side of town with good access to primary and senior schools, together with local shops. M4 J.17 is c.4 miles north providing swift access to the larger centres of Bath, Bristol and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

## Communal Entrance Hall

Door with telephone entry system. Two Communal storage cupboards. Door to:

## Reception Hall

Electric panel heater. Two storage cupboards. Cupboard housing hot water tank and immersion heaters. Doors to:

## Sitting Room

Double glazed window to front. Feature electric fireplace with wooden surround and hearth. Night storage heating.

## Kitchen/Dining Room

Two double glazed windows to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker. Space and plumbing for automatic washing machine and dishwasher. Two further appliance spaces. Coving. Downlights.

## Bedroom One

Double glazed window to front. Electric panel heater. Coving.

## Bedroom Two

Double glazed window to front. Electric panel heater. Coving.

## Bathroom

Two obscure double glazed windows to rear. Electric panel heater. 'P' shaped bath with chrome mixer tap and shower over with screen. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Extractor.

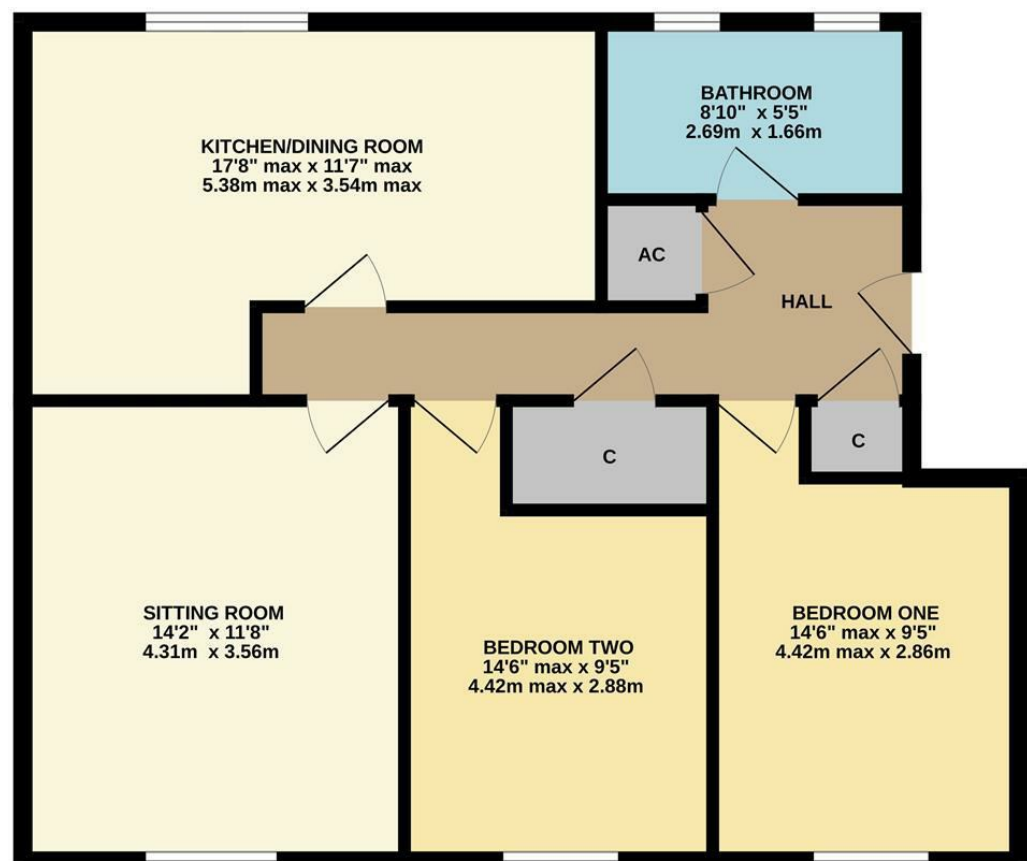
## Parking

There is ample on road parking immediately to the front of the property.

## Directions

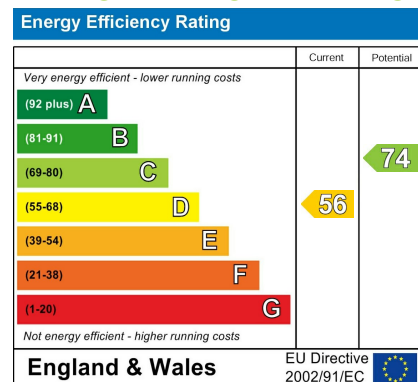
Take the A4 Bath Road out of Chippenham. At the roundabout by the Pheasant Pub turn right onto Hungerdown Lane. Take the third right into Ladyfield Road then first right into Lackham Circus. Turn right at the end of this road and the property can be found at the end of this road on the right hand side.

## GROUND 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: A

Tenure: Leasehold

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