



# 119 Ladyfield Road, Chippenham, SN14 0AP

GOODMAN WARREN BECK

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Price Guide £275,000

**NO ONWARD CHAIN!** A spacious extended semi detached house offered with no onward chain, requiring some updating, situated close to numerous amenities and schooling. Benefits include a first floor dual aspect c.15' main bedroom, two further bedrooms and bathroom. The ground floor offers a c.18' uPVC double glazed conservatory, a good sized dual aspect sitting room with fireplace, separate dining room and spacious kitchen/breakfast room. Other attributes include gas radiator central heating and double glazing throughout. Externally there is a large enclosed south facing rear garden.

## 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).

## Accommodation Comprises

Wooden entrance door with leaded glazed panel to:

### Entrance Hall

Staircase to first floor. Radiator. Dado rail.

### Sitting Room

Window to front. Feature gas fire in wood surround. Picture rail. Double glazed sliding doors to:

### Conservatory

UPVC double glazed on brick base with french doors to rear. Wall light points.

### Dining Room

Window to front. Radiator.

### Kitchen/Breakfast Room

Window to rear. Stainless steel single drainer sink unit with cupboard base unit under. Rolled edge worksurfaces to sides with drawer and cupboard base units. Wall mounted cupboards. Tiled splashbacks. Gas cooker point. Extractor hood. Plumbing for washing machine. Larder cupboard. Radiator. Stable door to side.

### First Floor Landing

Window to rear. Access to insulated roof space.

### Bedroom One

Dual aspect windows to front and rear. Radiator. Cupboard housing Worcester gas fired combi boiler radiator central heating with shelf over.

### Bedroom Two

Window to front. Radiator.

### Bedroom Three

Window to rear. Radiator.

### Bathroom

Obscure window to front. White suite comprising panelled bath with Redring electric shower over. Pedestal wash basin. Close coupled WC. Radiator. Fully tiled walls.

### Externally

#### Front Garden

Enclosed by picket fencing with gated access to central pathway to entrance with lawn and shrub borders either side. Gated side access.

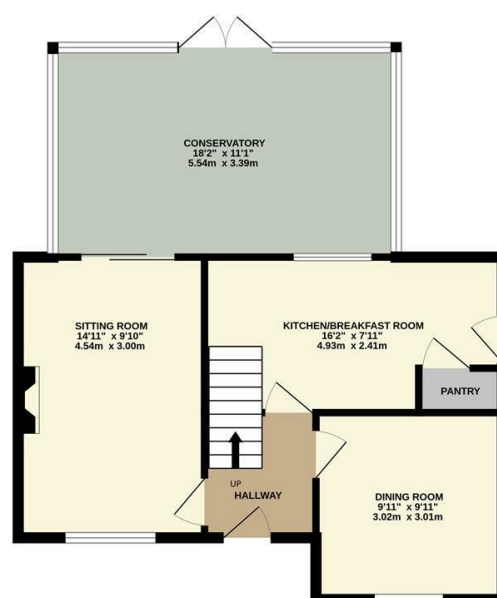
#### Rear Garden

Large southerly facing garden enclosed by fencing and walling. Large lawn with shrub and flower borders. Mature tree. Delapidated sheds. Two greenhouses. Uncultivated area to rear.

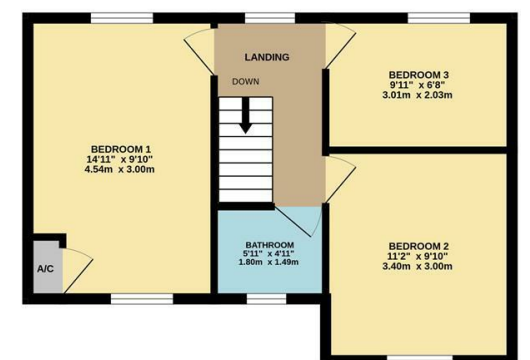
### Directions

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 where the property will be found on the right.

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



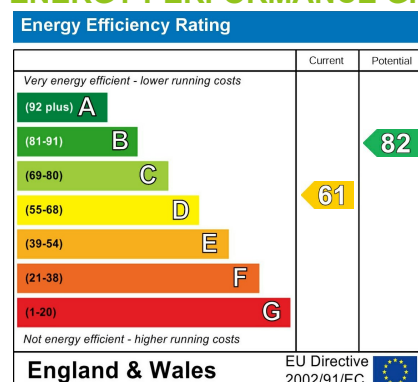
1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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: C

Tenure: Freehold

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