



# 72 Gainey Gardens, Chippenham, SN15 1UH

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

£265,000

A beautifully presented end terraced property with enclosed garden and allocated parking ideally situated on the popular Birds Marsh development within walking distance of the train station and town centre amenities. In show home condition throughout the inviting accommodation comprises of entrance hall, cloakroom, kitchen with a range of fitted units, built-in oven and hob, dual aspect sitting room with French doors leading into the garden, two double bedrooms and a modern well appointed bathroom. Other benefits include uPVC double glazing and gas central heating.

## Situation

The property is ideally situated on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Entrance Hall

Radiator. Storage cupboard housing combination boiler. Opening to kitchen. Doors to sitting room and to:

## Cloakroom

Radiator. Close coupled WC. Corner pedestal wash basin with chrome mixer tap and tiled splash back. Extractor fan.

## Kitchen

uPVC double glazed window to front. Radiator. One and a half bowl stainless steel sink unit with chrome mixer tap. Rolled edge work surfaces with matching upstand. Range of Cream drawer and cupboard base units with matching wall mounted cupboards. Integrated electric oven. Gas hob with stainless steel splashback and extractor hood. Space for Fridge/Freezer and Washing machine. Water softener.

## Sitting Room

uPVC double glazed French doors to garden and window to side. Two radiators. Television point. Stairs leading to

## First Floor Landing

Access to partially boarded loft space with ladder. Doors to:

## Bedroom One

uPVC double glazed window to front. Radiator. Television point.

## Bedroom Two

uPVC double glazed window to rear. Cupboard. Radiator.

## Bathroom

Obscure uPVC double glazed window to side. Towel radiator. Panelled bath with glass screen. Chrome mixer tap and separate shower over. Close coupled WC. Pedestal wash basin with chrome mixer tap and tiled splash back. Extractor.

## Externally

## Front Garden

Pathway from the parking area leading to front of the property.

## Rear Garden

Enclosed by walling and timber fencing. Laid mainly to lawn with a sandstone patio area. Shrubs and flowerbed borders. Gated side access to parking area and to the front of the property.

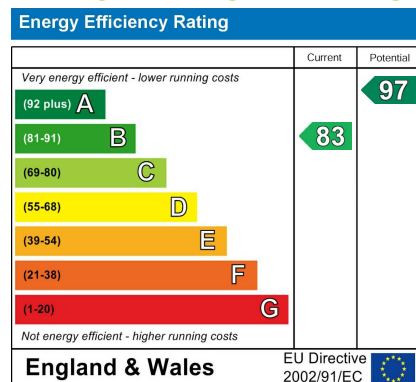
## Parking

Two allocated spaces to the rear of the property.

## Directions

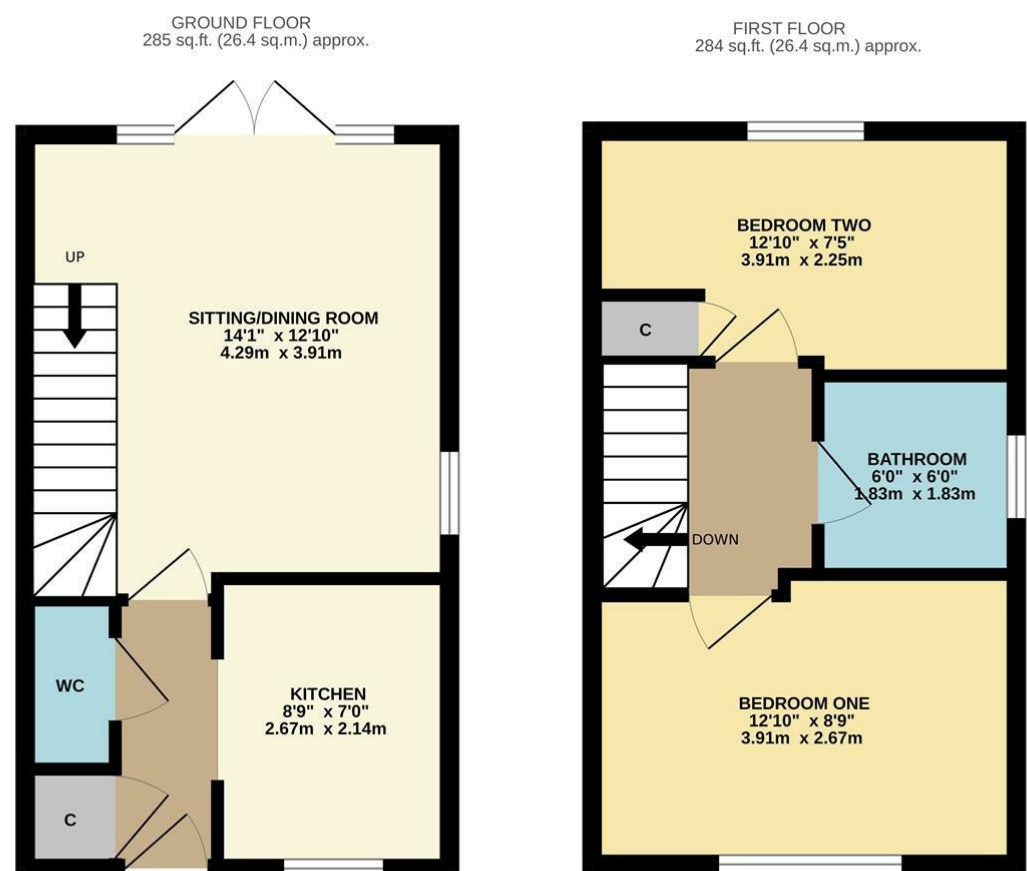
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and at the next roundabout take the first exit, follow this road around and take a left again at the next roundabout which takes you into Gainey Gardens.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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.

Made with Metropix 62024