



# 146 Southmead, Chippenham, SN14 0SB

GOODMAN WARREN BECK

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£194,950

**NO ONWARD CHAIN!** A mature extended two bedroom terraced house offering spacious accommodation throughout, ideally situated on the western side of town offering easy access to a wide range of amenities. The ground floor offers a useful entrance porch, hallway with deep storage cupboard, good size sitting room with patio doors opening into large conservatory, generous kitchen with an extensive range of fitted units and a rear lobby. The first floor has two large double bedrooms with the master having full width fitted wardrobes, bathroom and a separate WC. Other benefits include double glazing, electric heating and an enclosed south facing rear garden.

## Situation

Ideally situated on the western side of town with good access to primary and senior schools, together with local shops. Good motor commuting to the larger centres of Bath, Bristol, London and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

## Accommodation Comprising:

uPVC double glazed entrance door to:

## Entrance Porch

Obscure uPVC double glazed window to front and both sides. Obscure glazed door to:

## Reception Hall

Stairs to first floor with recess under. Night storage heater. Deep storage cupboard. Doors to:

## Sitting Room

Feature electric fireplace with surround and hearth. Double glazed sliding patio doors to Conservatory.

## Conservatory

Two sets of double glazed sliding patio doors to rear. Night storage heater. Tiled floor.

## Rear Lobby

Double glazed door to rear. Tiled floor. Storage cupboard.

## Kitchen

Double glazed window to front. Night storage heater. Range of drawer and

cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Tall cupboards. Electric cooker. Fridge. Space and plumbing for automatic washing machine.

## First Floor Landing

Double glazed window to front. Storage cupboard. Over stairs storage cupboard housing hot water tank and immersion heater. Night storage heater. Doors to:

## Bedroom One

Double glazed window to rear. Full width fitted wardrobes.

## Bedroom Two

Double glazed window to rear. Access to roof space.

## Bathroom

Obscure double glazed window to front. Bath with electric shower over and concertina shower screen. Vanity wash basin with chrome mixer tap. Fully tiled walls.

## Separate WC

Obscure double glazed window to front. Close coupled WC.

## Outside

## Front Garden

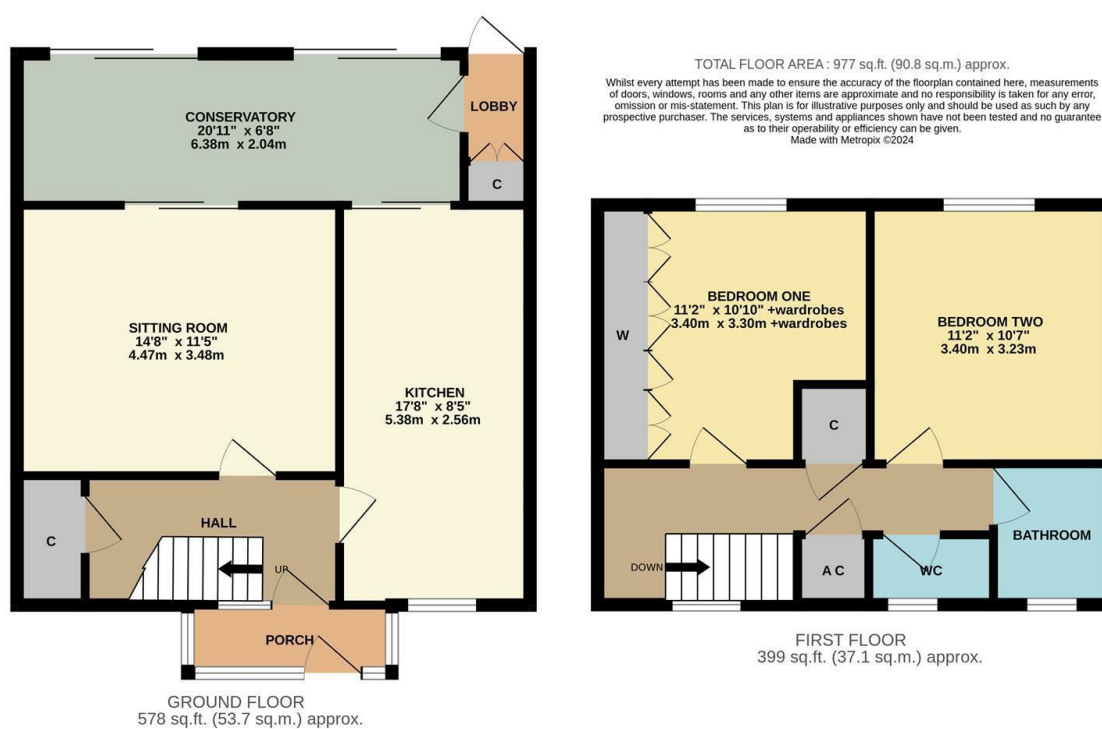
Paved.

## Rear Garden

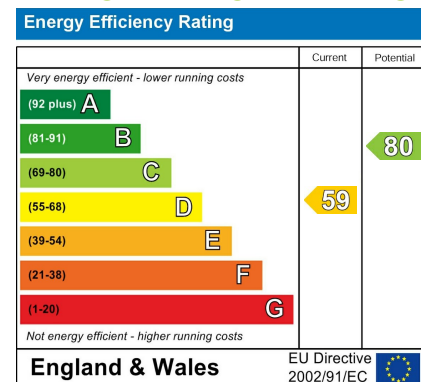
Enclosed with gated rear access. Full with patio with steps down to gravelled area with circular patio and flower and shrub borders.

## Directions

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Continue straight on at the traffic lights and take the first right into Southmead. Follow the road down and round to the left. The property will then be found set back on the right hand side.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)