



# 10 The Poplars, Chippenham, SN14 6QF

GOODMAN WARREN BECK

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£195,000

**NO ONWARD CHAIN!** A much improved and beautifully presented one bedroom house with its own private enclosed garden pleasantly tucked away in the sought after Willowbank area. The accommodation offers a dual aspect open plan living space with sitting area and a refitted kitchen with a range of fitted units and built-in oven and hob and door the garden, first floor dual aspect double bedroom with large open fronted wardrobe and a refitted bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden and to the side is a pleasant enclosed garden with patio, lawn and decked seating area. Parking is provided by two allocated spaces nearby.

## Situation

The property is ideally situated within Willowbank which is a popular small development on the north west outskirts of the town very conveniently situated for numerous amenities. M4 J.17 is c.4 miles and the A420 to Bath and Bristol is easily accessible. The property is close to superstores and supermarkets and there is a medical centre and chemist on the entrance to the development. Two quality senior schools and primary schools are within walking distance whilst the town centre and mainline rail station is c.1 mile.

## Accommodation Comprises

### Canopied Porch

Obscure uPVC double glazed entrance door to:

### Sitting Area

uPVC double glazed window to front. Stairs to first floor with cupboard under. Two radiators. Wood laminate flooring. Coving. Spotlights.

### Refitted Kitchen Area

uPVC double glazed window to side. Wood laminate flooring. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and induction hob with stainless steel extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Under stairs recess with base unit and worktop. Wall mounted gas fired boiler for central heating and hot water. uPVC double glazed door to garden.

### Landing

Coving. Doors to:

### Bedroom

uPVC double glazed windows to front and side. Radiator. Open fronted wardrobe. Cupboard housing hot water tank and immersion heater. Coving.

### Refitted Bathroom

Obscure uPVC double glazed window to side. Panelled bath with chrome mixer tap, electric shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Coving. Spotlights. Extractor.

### Outside

#### Front Garden

Low maintenance with path to front and gated access to side garden.

#### Side Garden

Enclosed by fencing with gated side access. Patio area with lawn beyond with flower and shrub borders. Decked seating area. Garden shed. Outdoor power point.

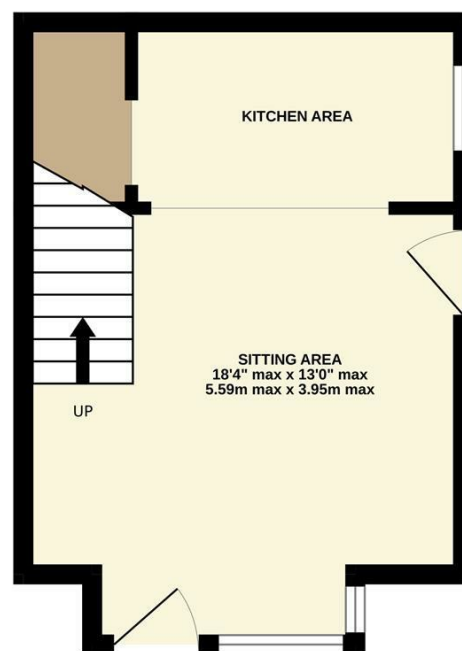
### Parking

There is one allocated parking space.

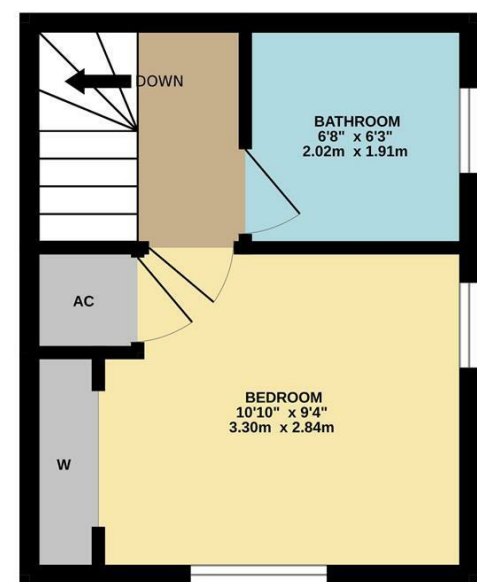
### Directions

From the town bridge turn right onto Avenue la Fleche and then continue straight over the bridge Centre junction on to Ivy Lane. Continue under the railway bridge in the left hand lane onto Marshfield Road, straight across the mini roundabout onto Bristol Road. At the double Folly mini roundabout continue straight across. Take the second right into Willowbank and then second left into The Poplars.

GROUND FLOOR

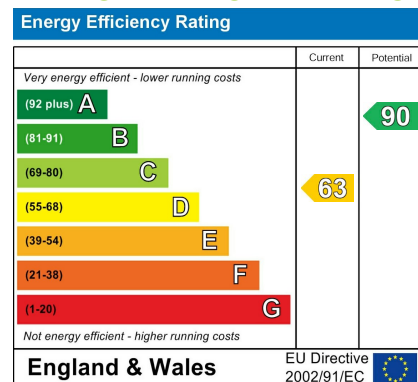


FIRST FLOOR



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: B

Tenure: Freehold

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