



# 43 Lysley Close, Chippenham, SN15 3UJ

GOODMAN WARREN BECK

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

£265,000

**NO ONWARD CHAIN!** An extended terraced house ideally situated in a cul-de-sac on the popular Pewsham development with easy access to a wide range of amenities. The accommodation offers a useful entrance porch with storage cupboard, sitting room with feature fireplace, refitted kitchen with French doors to the garden, a range of high gloss appliances, range cooker and integrated appliances, downstairs cloakroom, three bedrooms and a modern bathroom with a white suite. Other benefits include double glazing and gas central heating. To the front is a generous lawned garden with path leading to the front door. To the rear is an enclosed garden with patio area, artificial lawn and decked seating area. Gated access then opens onto the allocated parking space immediately to the rear.

## Situation

The property, ideally situated in a cul-de-sac on the Pewsham development is situated on the eastern side of the town and benefits from numerous amenities to include a nursery, primary and nearby secondary school, doctors surgery, public house, community centre and general store. The town centre is c.1 mile with its wide range of services and mainline rail station. M4 J.17 is c.4 miles north providing swift access to Swindon, Bristol, Bath etc.

## Accommodation Comprising:

uPVC double glazed entrance door to:

## Entrance Porch

Large storage cupboard with power point. Door to:

## Sitting Room

Double glazed window to front. Stairs to first floor with cupboard under. Radiator. Two wall light points. Wood laminate flooring. Door to:

## Kitchen/Dining Room

Double glazed French doors to rear. Radiator. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with upstands and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range cooker with stainless steel extractor over. Integrated fridge/freezer, slimline dishwasher and washing machine. Spotlights. Tiled floor. Door to:

## Cloakroom

Ladder radiator. Wash basin with chrome mixer tap and splash back. Close coupled WC. Wall mounted gas fired combination boiler for central heating and hot water. Tiled floor. Extractor.

## First Floor Landing

Access to loft space. Spotlights. Doors to:

## Bedroom One

Double glazed windows to front. Radiator. Deep over stairs cupboard.

## Bedroom Two

Double glazed window to rear. Radiator. Spotlights.

## Bedroom Three

Double glazed window to rear. Radiator. Spotlights.

## Bathroom

Ladder radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Spotlights. Extractor. Tiled floor.

## Outside

## Front Garden

Mainly laid to lawn with path to front door.

## Rear Garden

Enclosed by fencing. Patio area with artificial lawn and decking beyond. Flower bed. Gated rear access to parking space.

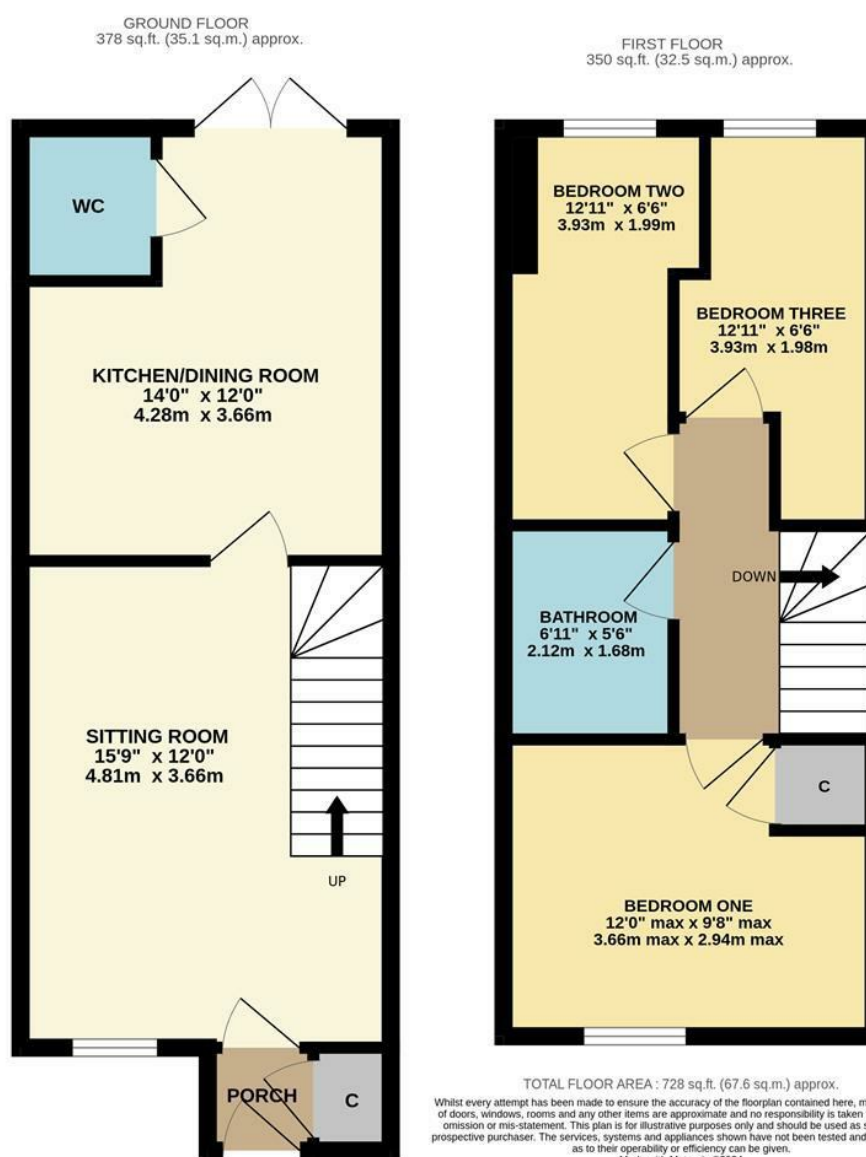
## Allocated Parking

Allocated parking space immediately to the rear of the property.

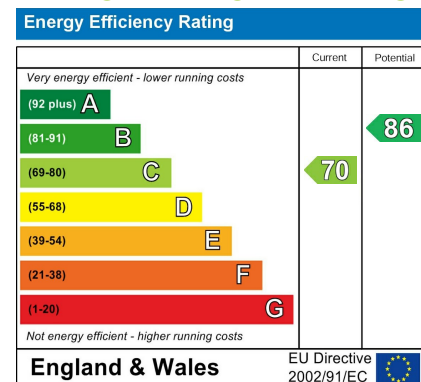
## Directions

Proceed out of Chippenham on the A4 London Road. Continue past the

cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and Lysley Close is the third turning on the left. The property can be found on the right hand side.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)