



7 Canterbury Street, Chippenham, SN14 0EB

GOODMAN WARREN BECK

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£269,950

NO ONWARD CHAIN. An attractive and well presented older style property ideally situated just a short walk from the town centre and mainline station with the added benefit of a GARAGE. Offering light and airy accommodation with two reception rooms with the sitting room having a fireplace with cast iron gas stove, kitchen with a range of fitted cupboards and built-in oven, hob and fridge/freezer, large master bedroom, second double bedroom and a bathroom with a bath and separate shower. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance front garden with brick wall and railings. To the rear is an enclosed garden with patio, gravel area and path leading down to the garage.

Situation

The property is most conveniently situated within walking distance of the town centre, mainline rail station, highly regarded primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

uPVC double glazed entrance door to:

Entrance Hall

Stairs to first floor landing. Radiator. Door to:

Dining Room

uPVC double glazed window to front. Radiator. Feature fireplace. Original wood flooring. Door to:

Sitting Room

uPVC double glazed window to rear. Radiator. Living flame cast iron gas stove with slate hearth. Large under stairs storage cupboard. Original wood flooring. Door to:

Kitchen

Two uPVC double glazed windows to side. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces and double bowl stainless steel sink with chrome mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel splash back and extractor hood. Integrated fridge/freezer. Freestanding washing machine and dishwasher included in the sale. Wood laminate flooring. Door to garden.

First Floor Landing

Access to loft space. Doors to:

Bedroom One

Two uPVC double glazed windows to front. Radiator. Over stairs storage cupboard. Original wood flooring.

Bedroom Two

uPVC double glazed windows to rear. Radiator. Original wood flooring.

Bathroom

uPVC double glazed window to rear. Radiator. Panelled bath with tiling to principal areas and chrome mixer tap with shower attachment. Separate fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Extractor fan. Original wood flooring.

Outside

Front Garden

Low maintenance garden with brick wall and railings. Gate and path to front door.

Rear Garden

Patio area and laid to gravel with flower borders. Timber shed. Outside tap. Path leading to single garage and rear access.

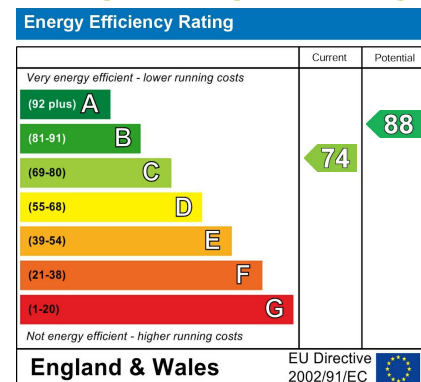
Single Garage

Up and over single door to front. Window to rear.

Directions

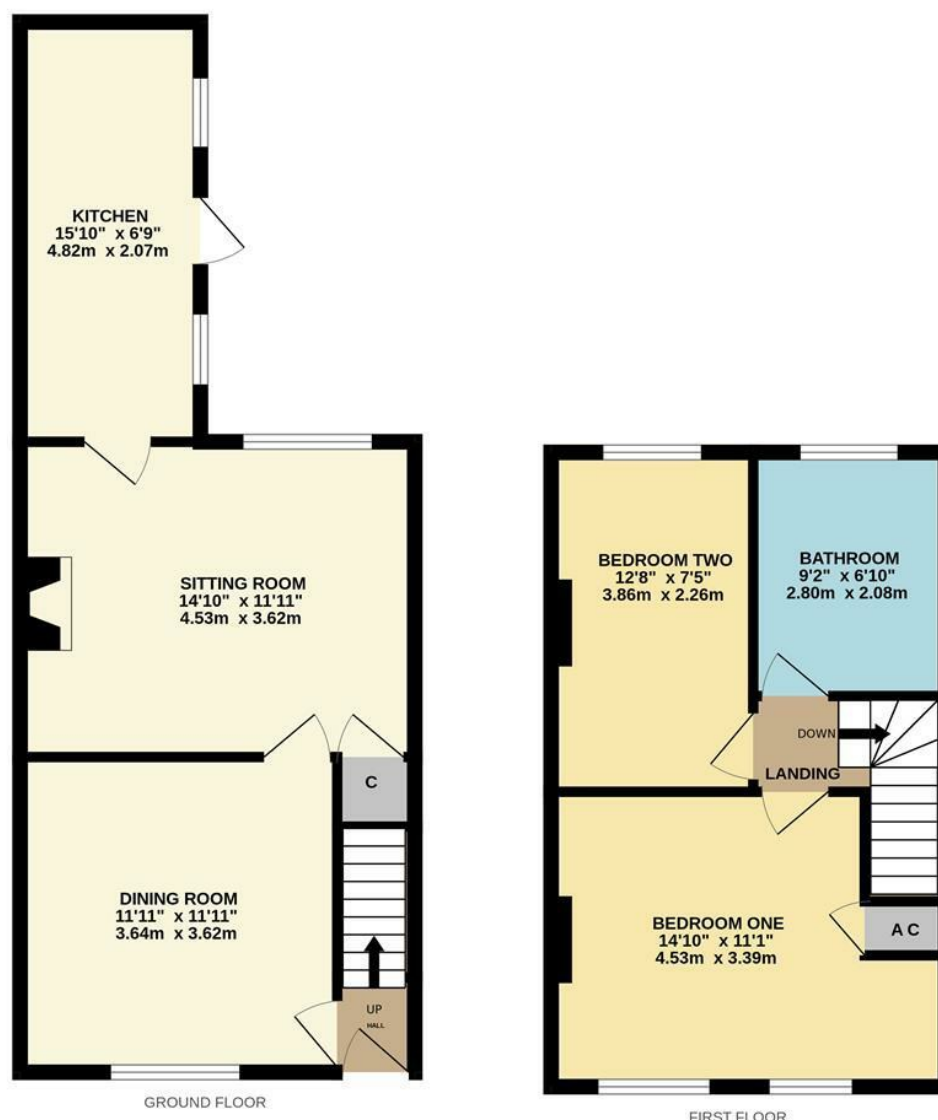
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Take the third turning on the right into Canterbury Street where the property will be found towards the end on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



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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