



# 30 Little Down, Chippenham, SN14 0DW

GOODMAN WARREN BECK

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£240,000

A three bedroom terraced pleasantly tucked away in the corner of this mature residential area and ideally situated for easy access to the town centre, mainline station and schools. The ground floor accommodation offers a reception hall, sitting room, kitchen/dining room with a range of fitted unit and a useful utility room. The first floor has a master bedroom with fitted wardrobes, two further bedrooms and a lovely refitted bathroom with luxury shower panel and underfloor heating. Other benefits include double glazing and gas central heating. To the front is a lawned garden and to the rear is an enclosed garden with double gates giving the option to park here if required although there is off road parking beyond the garden.

## Situation

The property is located in corner of a quiet cul-de-sac within a mature established central area of the town, conveniently situated within walking distance of the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Reception Hall

Obscure double glazed window to front. Radiator. Stairs to first floor with recess under. Wood laminate flooring. Doors to:

## Sitting Room

Double glazed window to front. Radiator. Wood laminate flooring.

## Kitchen/Dining Room

Two double glazed windows to rear. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for dishwasher. Space for cooker. Further appliance space. Spotlights. Wall mounted gas fired combination boiler. Doors to:

## Utility Room

Obscure double glazed door to side. Worksurface with space for two appliances under and plumbing for washing machine. Wall mounted cupboard.

## First Floor Landing

Access to roof space. Cupboard. Doors to:

## Bedroom One

Double glazed window to rear. Radiator. Full width wardrobes. Wood laminate flooring.

## Bedroom Two

Double glazed window to front. Radiator.

## Bedroom Three

Double glazed window to front. Radiator. Stair bulkhead.

## Refitted Bathroom

Two obscure double glazed windows to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower panel and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Spotlights. Tiled floor with underfloor heating. Extractor.

## Outside

## Front Garden

Laid to lawn with path to front door. Mature hedgerow to front.

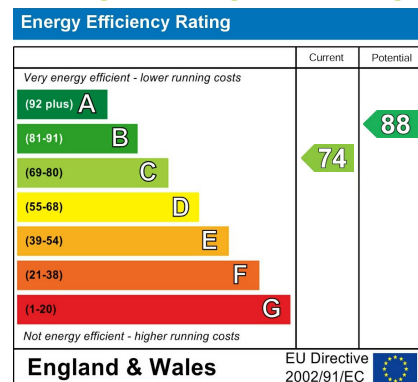
## Rear Garden

Enclosed by fencing with wooden double gates opening to parking area. Patio with lawn beyond. Outside tap.

## Directions

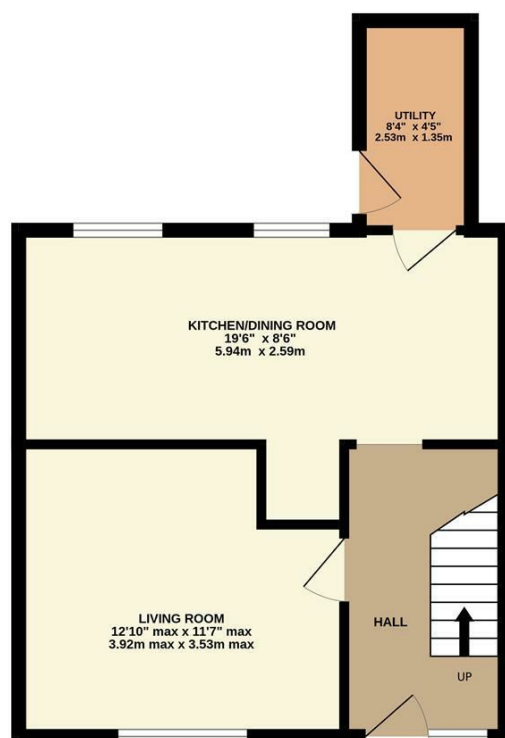
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the end of road turn right at the roundabout into Sheldon Road and then first left into Ladyfield Road. Take the first right into Little Down and then follow the road around to the right.

## ENERGY PERFORMANCE GRAPHS



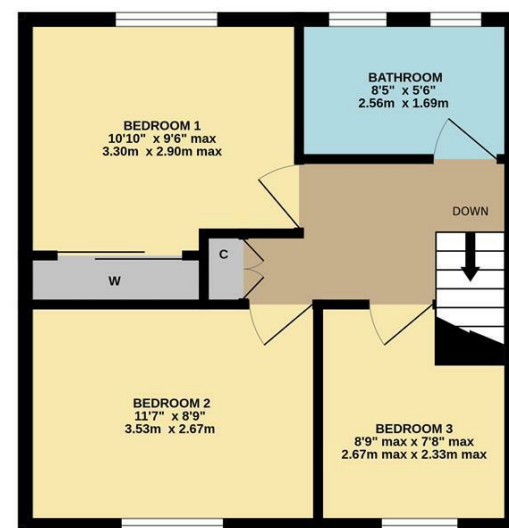
Council Tax Band: B

Tenure: Freehold



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

TOTAL FLOOR AREA: 803 sq.ft. (74.6 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.  
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FIRST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.