



88 Southmead, Chippenham, SN14 0SB

GOODMAN WARREN BECK

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£270,000

An extended and much improved three bedroom property ideally situated on the western side of town offering easy access to a wide range of amenities offered for sale with NO ONWARD CHAIN and the added benefit of a GARAGE. The spacious ground floor accommodation offers an entrance porch with cloakroom, a generous sized sitting room with wide bi-fold doors opening through to a family room with patio doors to the garden, separate dining room and kitchen fitted with a range of units and built-in oven and hob. The first floor has a good size landing with useful storage cupboard, three bedrooms and a large refitted bathroom with bath and separate shower. Other benefits include uPVC double glazing and gas central heating. To the front is a garden enclosed with a picket fence and to the rear is an enclosed south facing garden with large patio area.

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 Comprises

uPVC double glazed entrance door to:

Entrance Porch

Wood laminate flooring. Wall mounted gas fired boiler combination boiler. Obscure glazed door with side panel to sitting room. Door to:

Cloakroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

Sitting Room

Radiator. Stairs to first floor. Study area with wood laminate flooring. Bi-fold doors opening to:

Family Room

Double glazed sliding patio doors with side panels to rear. Tiled floor. Large roof light. Spotlights. Double glazed sliding patio doors to:

Dining Room

uPVC double glazed window to rear. Radiator. Tiled floor. Coving. Glazed double doors to:

Kitchen

uPVC double glazed window to front. Range of drawer and cupboard base units with glass fronted display cabinet with under unit lighting. Tall cupboard with built-in eye level electric oven. Built-in five ring gas hob with extractor over. Rolled edge work surfaces with tiled splashback and inset one and a half bowl single drainer sink unit with pull out mixer tap. Integrated fridge and freezer. Space and plumbing for automatic washing machine and dishwasher. Underfloor heating. Water softener.

First Floor Landing

uPVC double glazed window front. Deep overstairs storage cupboard. Doors to:

Bedroom One

uPVC double glazed window to rear. Radiator. Access to roof space.

Bedroom Two

uPVC double glazed window to rear. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Refitted Bathroom

Two obscure uPVC double glazed windows to front. Ladder radiator. Panelled bath with chrome mixer tap. Separate shower cubicle. Wall hung wash basin with chrome mixer tap and drawer under. Close coupled WC. Tiling to principal areas. Underfloor heating. Spotlights.

Outside

Front Garden

Enclosed by picket fencing with gated access and path to front door. Artificial grass with cherry tree.

Rear Garden

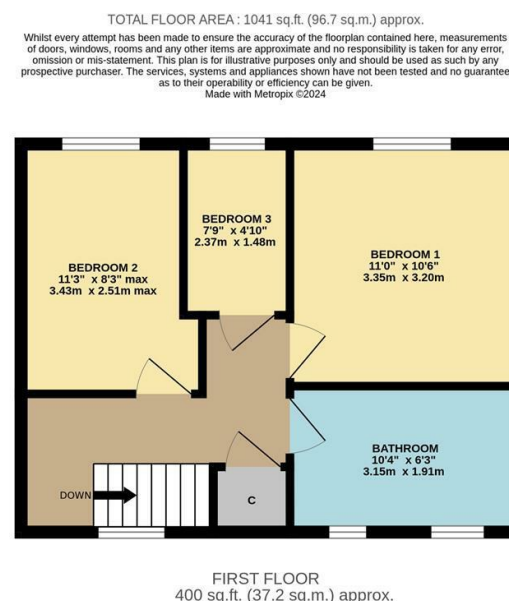
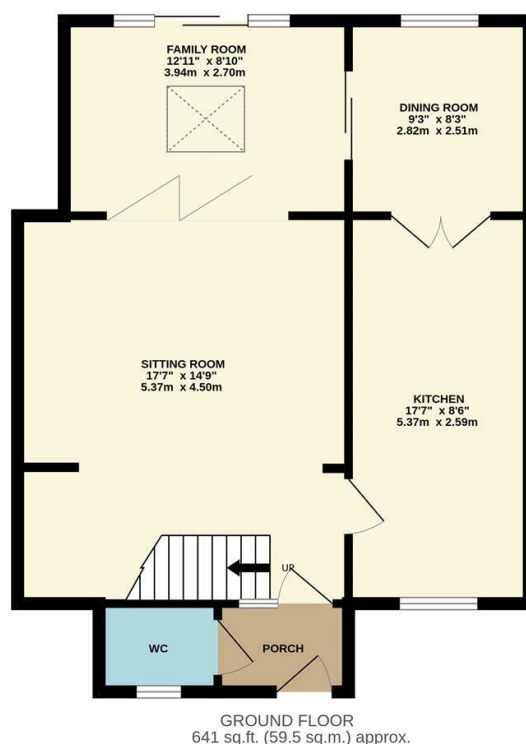
South facing. Enclosed by fencing with double gates. Extensive patio area. Artificial lawn. Outside tap.

Garage

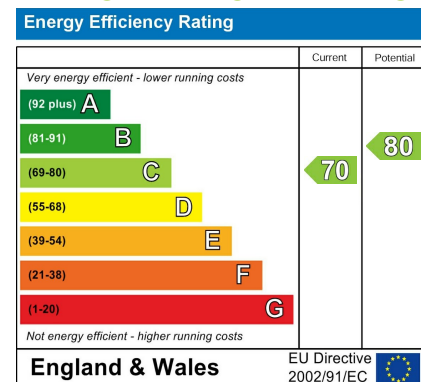
In a nearby block. Up and over door.

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. The property will then be found down the spur 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)