



33 Loyalty Street, Chippenham, SN14 0EG

A well presented three bedroom end of terraced ideally situated just a short walk from the town centre and mainline station with the added benefit of a large rear garden and driveway providing off road parking for two vehicles. The accommodation offers an entrance hall leading to a light and airy sitting room with feature fireplace, kitchen with a range of fitted units and built-in oven and hob, three bedrooms and modern bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance paved garden with driveway to the side providing off road parking for two vehicles. To the rear is a large garden with extensive patio area and lawn beyond.

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

Obscure uPVC double glazed entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Doors to:

Sitting Room

Two uPVC double glazed windows to front. Feature fireplace with tiled hearth and wooden beam. Door to:

Kitchen

Two uPVC double glazed windows to rear. Obscure uPVC double glazed door to side. Radiator. Understairs cupboard. Range of drawer and cupboard base units with matching wall mounted cupboards. Solid wood worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in oven and hob with stainless steel splash back and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor.

Landing

uPVC double glazed window to side. Access to roof space. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator.

GOODMAN WARREN BECK

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

£249,950

Bedroom Two

uPVC double glazed window to rear. Radiator. Built-in double cupboard with storage and housing gas fired combination boiler.

Bedroom Three

uPVC double glazed window to side. Radiator. Stair bulkhead.

Bathroom

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

Outside

Front Garden

Enclosed by picket fence, paved with gravelled area to side. Gated side access to rear garden.

Driveway

Driveway providing off road parking for two vehicles.

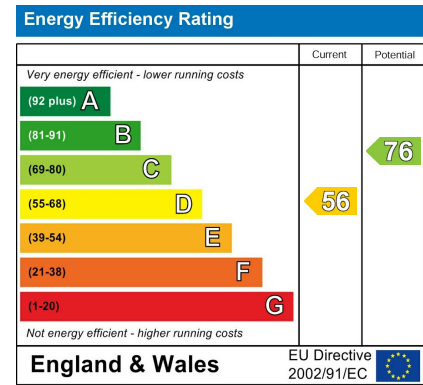
Rear Garden

Large rear garden with extensive patio area and lawn beyond.

Directions

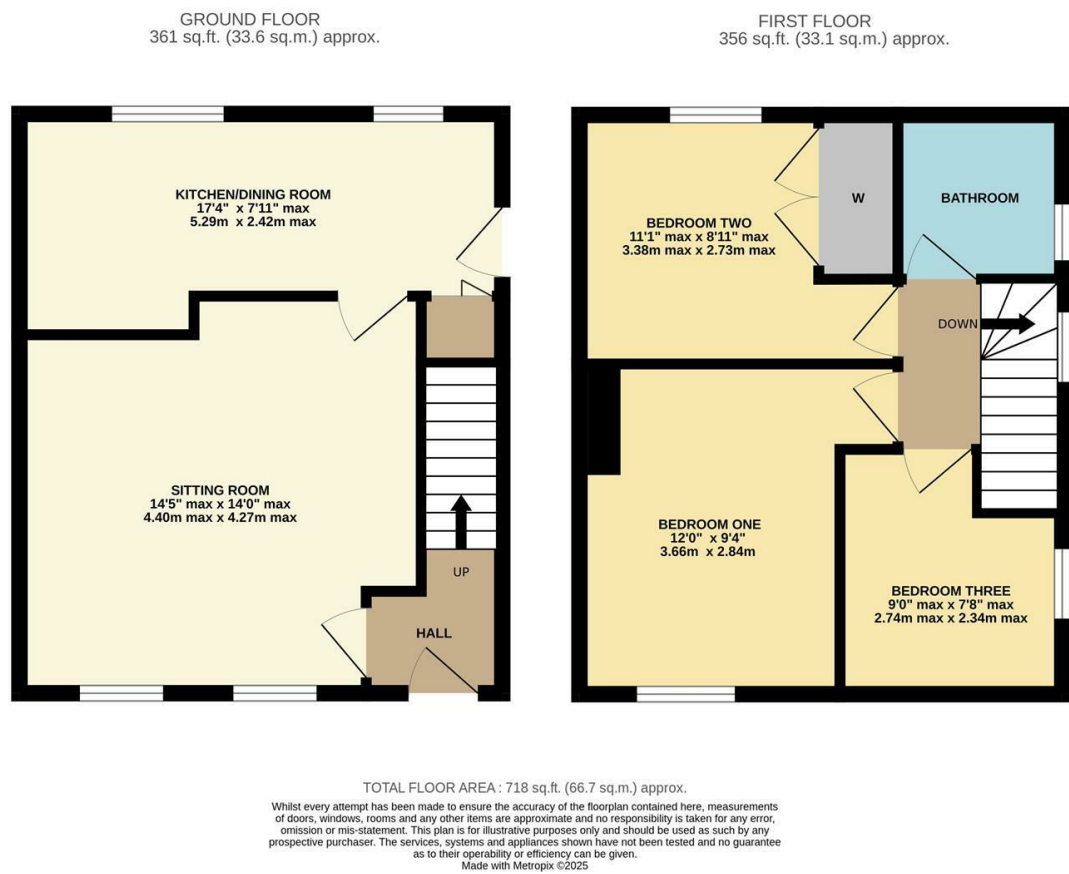
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Take the fourth turning on the right into Loyalty Street and the property will be found on the right hand immediately after the turning into Dover Street.

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)