



24 Chestnut Road, Chippenham, SN14 0EY

NO ONWARD CHAIN! An attractive bay fronted semi detached house ideally situated in a small quiet cul-de-sac within easy walking distance of the town centre and mainline station. The ground floor accommodation offers a recessed porch with original entrance door opening into the entrance hall with the original solid wood flooring, this in turn leads to the sitting room with a bay window and cast iron fireplace, a separate dining room and kitchen leading to a useful lean to conservatory overlooking the garden. The first floor has three bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is an enclosed garden with gate and path to the front door. Gated side access then leads to a mature enclosed garden enjoying a good degree of privacy with lawn and well stocked flower and shrub borders.

Situation

The property is most conveniently situated with in a quiet mature cul-de-sac 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:

Recessed Porch

Tiled floor. Original entrance door with obscure glazed side panels to:

Entrance Hall

Stairs to first floor with cupboard under. Radiator. Original solid wood flooring. Picture rails. Doors to:

Sitting Room

Double glazed bay window to front. Radiator. Feature cast iron fireplace. Picture rails.

Dining Room

Window to rear. Radiator. Picture rails.

Kitchen

Double glazed window to side and rear. Radiator. Base units. Single bowl single drainer stainless steel sink unit. Tiled splash backs. Space for cooker. Space and plumbing for automatic washing machine. Part glazed door to:

Lean To

Window to rear. Door to side.

GOODMAN WARREN BECK

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£299,950

First Floor Landing

Window to side. Access to roof space. Doors to:

Bedroom One

Double glazed window to front. Radiator. Cupboard.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Wall mounted gas fired Worcester combination boiler.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment. Wall hung wash basin. Low level WC. Tiling to principal areas.

Outside

Front Garden

Enclosed by low level wall with gate and path to front door. Gated side access to rear garden.

Rear Garden

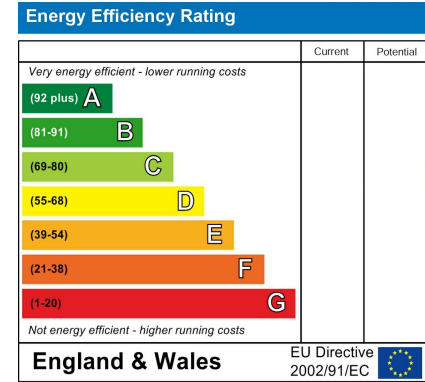
Attractive enclosed garden laid mainly laid to lawn with central and well stocked flower and shrub borders. Garden shed.

Directions

From the town centre proceed up New Road through the railway arches onto Marshfield Road. Continue over the mini roundabout then take the next left into

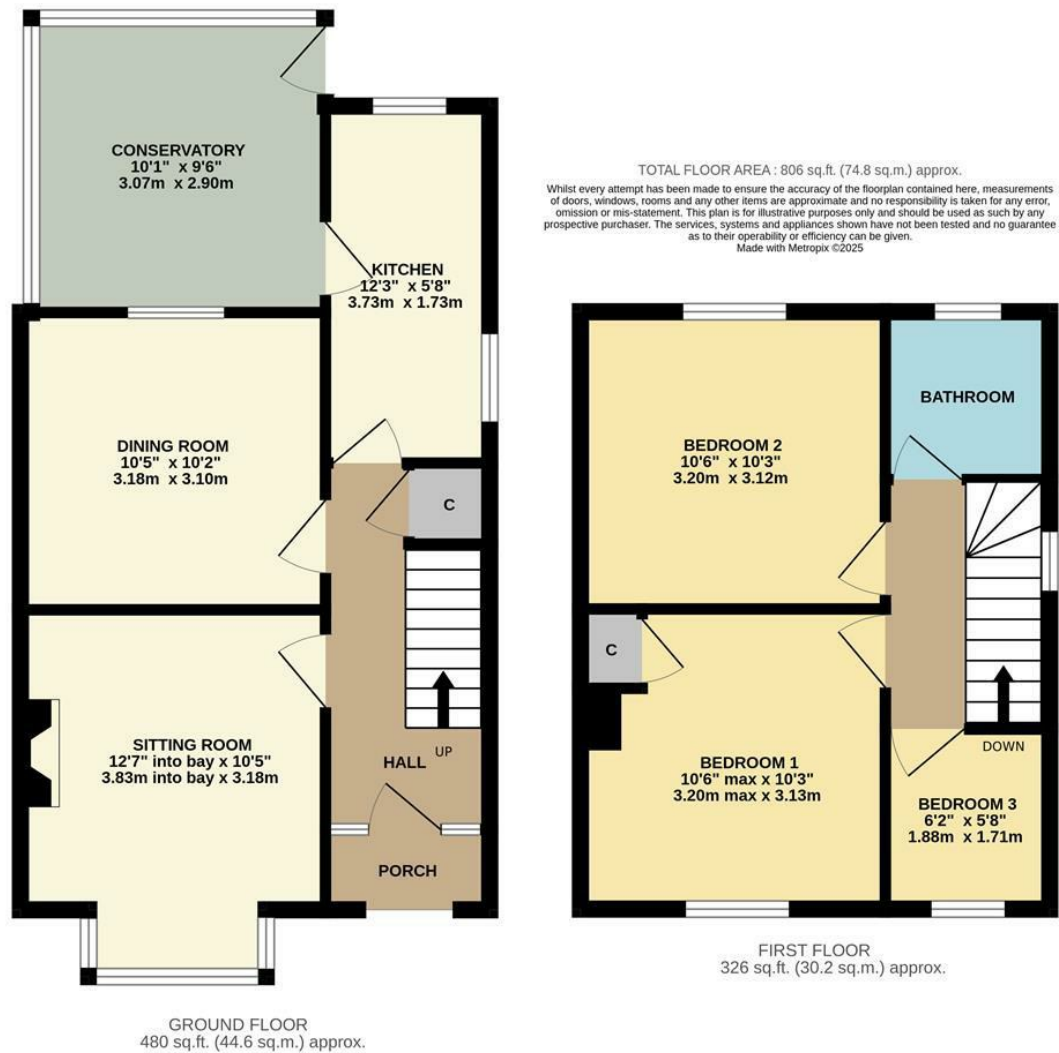
Woodlands Road. Take the first right into Plantation Road then first right into Chestnut Road and the property can be found at the end of the cul-de-sac on the right hand side.

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)