



8 Honeybrook Close
Chippenham

GOODMAN WARREN BECK

8 Honeybrook Close, Chippenham, SN14 0LW

NO ONWARD CHAIN! A spacious three bedroom semi detached house approached on foot at the end of a small cul-de-sac on the western side of town with access to a wide range of amenities. The accommodation offers entrance hall, dual aspect sitting room with sliding patio doors to the garden, kitchen/dining room with a range of fitted units and integrated appliances, three good size bedrooms and a modern well appointed bathroom with bath and separate shower. Other benefits include double glazing and gas central heating. The generous gardens extend to the front, side and rear and are laid mainly to lawn.

Situation

The property is ideally situated in a small cul-de-sac on the western side of town within walking distance of a most sought after primary school 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 Comprising:

Entrance Hall

Radiator. Stairs to first floor. Doors to:

Sitting Room

Double glazed window to front. Double glazed sliding patio doors to rear. Two radiators. Feature gas fire with back boiler.

Kitchen/Dining Room

Double glazed window to front. Obscure double glazed door to rear. Range of drawer and cupboard bas units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with extractor over. Built in double oven. Integrated dishwasher, fridge/freezer and washing machine.

First Floor

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£250,000

Bedroom One

Double glazed window to front. Radiator. Over stairs cupboard. Cupboard housing hot water tank.

Bedroom Two

Double glazed window to front. Radiator. Over stairs cupboard.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Three obscure double glazed windows to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Separate walk-in shower cubicle. Pedestal wash basin. Close coupled WC. Extractor.

Front Garden

Large area of lawn with path to front door.

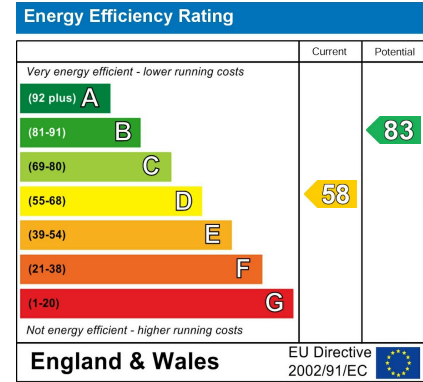
Side & Rear Garden

Large gardens with lawn, hard standing and wood chipped areas. Garden shed.

Directions

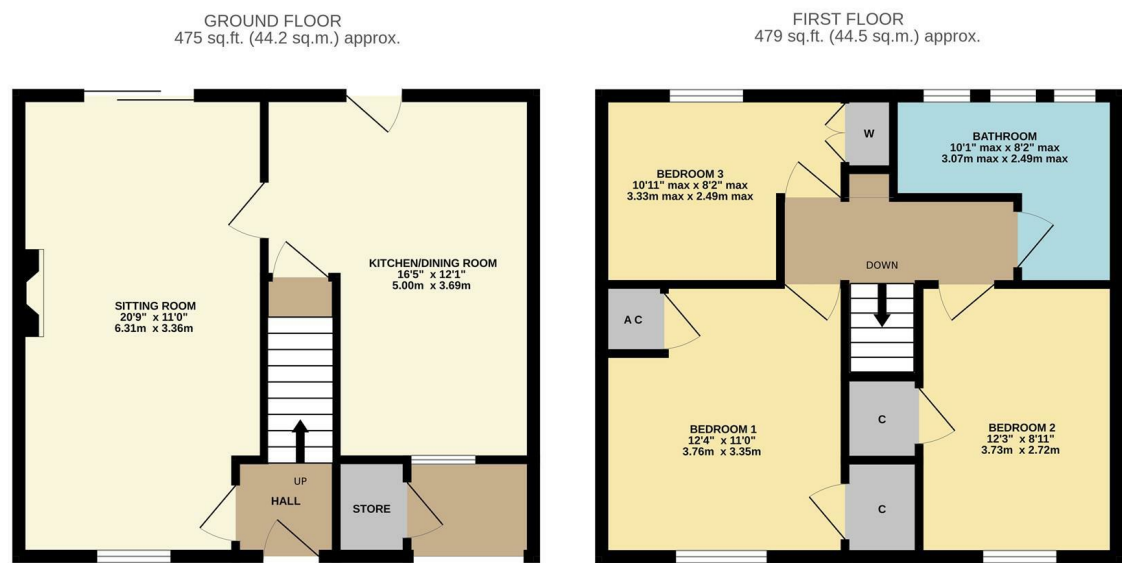
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second left into Brook Street. Take the second right into Saxon Street and then right into Honeybrook Close.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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