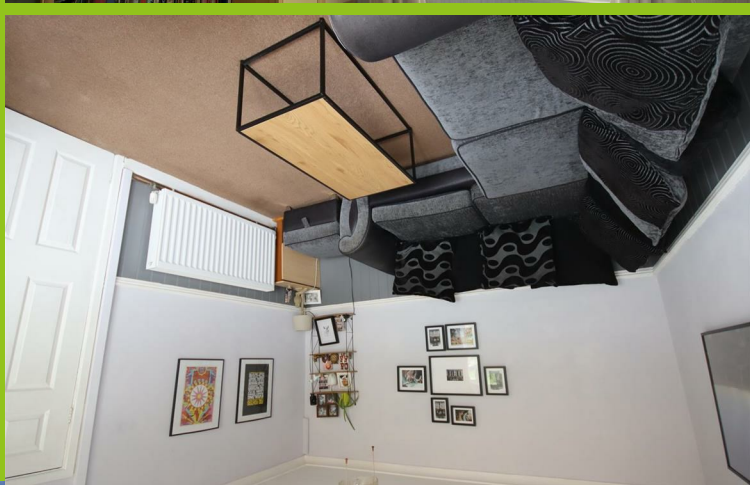
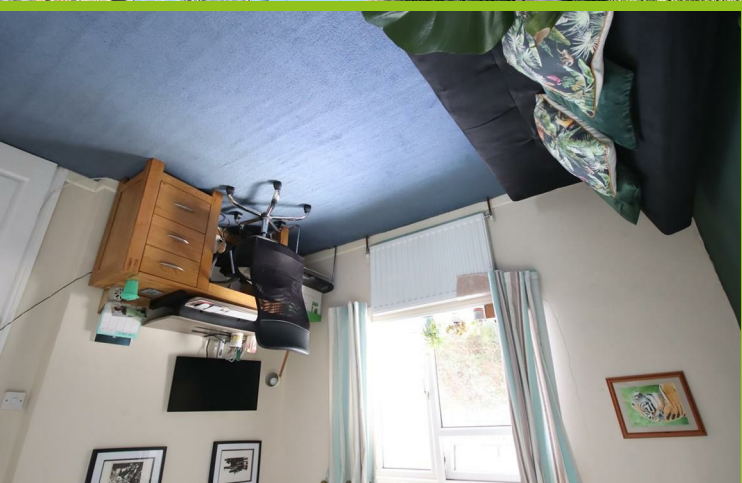
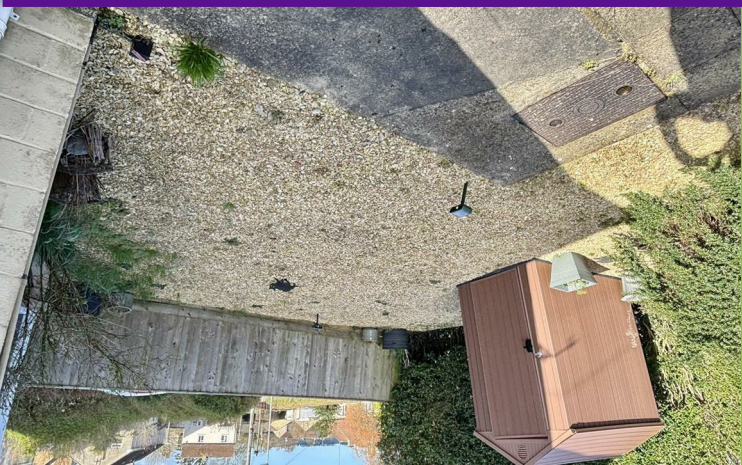




2 Blackcross, Chippenham, SN15 3LD

A mature three bedroom end of terrace house located close to local amenities and within walking distance of the town centre and mainline station with the benefit of gardens to three sides and off road parking. The accommodation comprises of a useful entrance porch leading to entrance hall, cloakroom, sitting room with bay window and a good size kitchen/dining room with a range of fitted units, three bedrooms and a shower room. Other benefits include double glazing and gas central heating. The gardens are enclosed by hedging with gravelled area and a driveway providing off road parking for two vehicles.

Situation

The property is situated on the eastern side of the town within close proximity of riverside walks as well as being within walking distance of nursery, primary/preschool and secondary school as well as the town centre with its numerous amenities and mainline rail station. The M4 J.17 is c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. The popular Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

Accommodation Comprising

uPVC obscure double glazed entrance door to:

Porch

Windows to either sides. Built-in storage cupboards. ceramic tiled floor. Door to:

Entrance Hall

Stairs to first floor. Window to front. Doors to Cloakroom, Sitting Room and Kitchen.

Sitting Room

uPVC double glazed bay window to side with built-in storage box. Radiator.

Cloakroom

Double glazed window to front. Low level WC. Tiled walls. Chrome heated towel rail.

Kitchen/Dining Room

uPVC double glazed window to front. uPVC French doors to rear. Understairs storage cupboard with uPVC double glazed window to front and space and

Workshop

A brick built workshop with power and light. Further covered storage area to side.

Directions

From our office in Market Place, head out of the town centre on The Causeway and at the roundabout, go straight over onto the London Road. Continue along this road and turn left just before the Pack Horse Public House into Blackcross and the property will be found on the right hand side.

GOODMAN WARREN BECK

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Chippenham, Wiltshire SN15 3HG
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Email info@goodmanwb.co.uk

£260,000

plumbing for dishwasher. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in electric hob with stainless steel extractor over. Built-in eye level oven. Space and plumbing for automatic washing machine. Radiator. Space for under counter fridge.

First Floor Landing

uPVC double glazed window to front. Access to roof space via pull down ladder. Doors to all bedrooms and the shower room.

Bedroom One

uPVC double glazed window to side. Range of built-in furniture to include wardrobes and chest of drawers. Ceiling light/fan. Radiator.

Bedroom Two

uPVC double glazed window to side. Radiator. Built-in cupboard.

Bedroom Three

uPVC double glazed window to front. Radiator. Built-in cupboard.

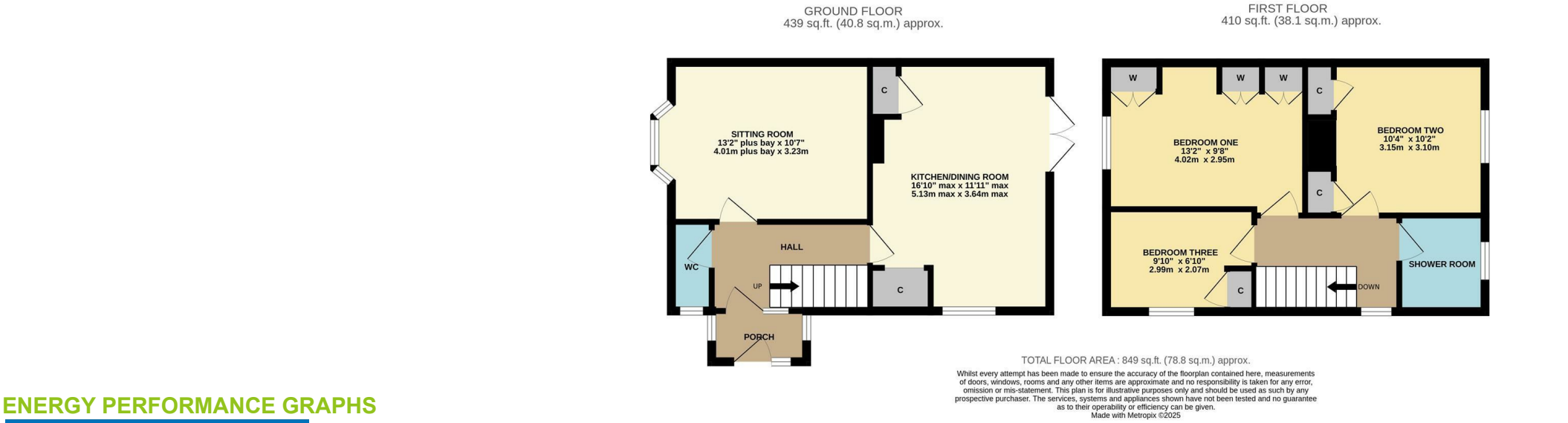
Shower Room

Obscure uPVC double glazed window to side. Chrome heated towel rail. Corner shower cubicle. Vanity wash basin with mixer tap. Close coupled WC. Fully tiled walls. Tiled floor.

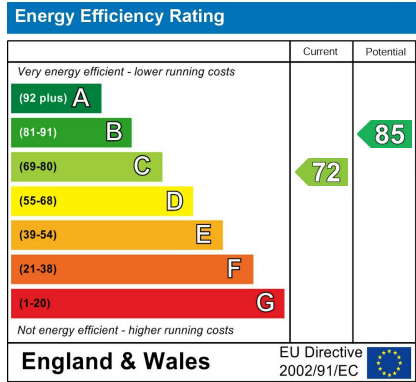
Outside

Gardens

The gardens extend to three sides of the property with a driveway providing off road parking. Hedge and gate with path leading to front door. Second gate opening into gravelled area.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)