

99 Greenway Lane, Chippenham, SN15 1AG

NO ONWARD CHAIN! A mature three bedroom semi detached house ideally situated offering easy access to the town centre, mainline station and M4 motorway. The accommodation offers a useful entrance porch, entrance hall, c.21' dual aspect sitting/dining room, kitchen, rear lobby, three good size bedrooms, shower room and separate WC. Other benefits include double glazing and gas central heating. To the front is a lawned garden and driveway leading to the garage providing off road parking. To the rear is a west facing garden with lawn, flowers and shrubs, shed, summerhouse and greenhouse.

Situation

The property is conveniently situated in a mature popular area on the favoured northern side of the town, close to local senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.½ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

Accommodation Comprising:

Obscure uPVC double glazed entrance door with side panel to:

Entrance Porch

Obscure uPVC double glazed window to side. Door to:

Entrance Hall

Stairs to first floor. Radiator. Door to:

Sitting/Dining Room

Double glazed window to front and rear. Two radiators. Feature coal effect gas fire. Door to:

Kitchen

Double glazed window to rear. Radiator. Larder cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Freestanding gas cooker with extractor over. Space and plumbing for automatic washing machine. Door to garage. Obscure part glazed door to:

Rear Lobby

Double glazed with door to garden.

Directions

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the roundabout onto Malmesbury Road and take the first right into Greenway Lane. Follow this road along, passing a shop on your left hand side and the property will be found shortly after this on the left hand side.

GOODMAN WARREN BECK

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£279,950

First Floor Landing

Double glazed window to rear. Access to roof space. Doors to:

Bedroom One

Double glazed window to front. Radiator. Cupboard housing Worcester gas fired boiler. Storage cupboard.

Bedroom Two

Double glazed window to front. Radiator. Storage cupboard.

Bedroom Three

Double glazed window to rear. Radiator. Storage cupboard.

Shower Room

Obscure double glazed window to rear. Radiator. Extra wide walk-in style shower. Panelled bath with chrome mixer tap.

Separate WC

Obscure double glazed window to rear. Close coupled WC.

Outside

Front Garden

Laid to lawn with flower and shrub borders. Driveway leading to garage providing off road parking. Gate and path to front door.

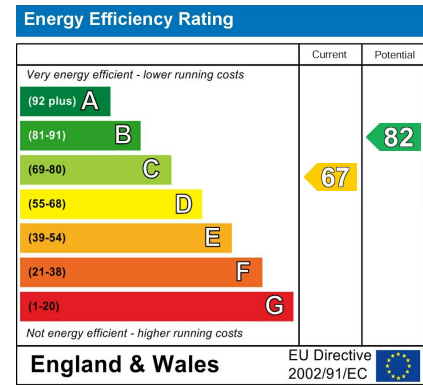
Garage

Up and over door. Power and light.

Rear Garden

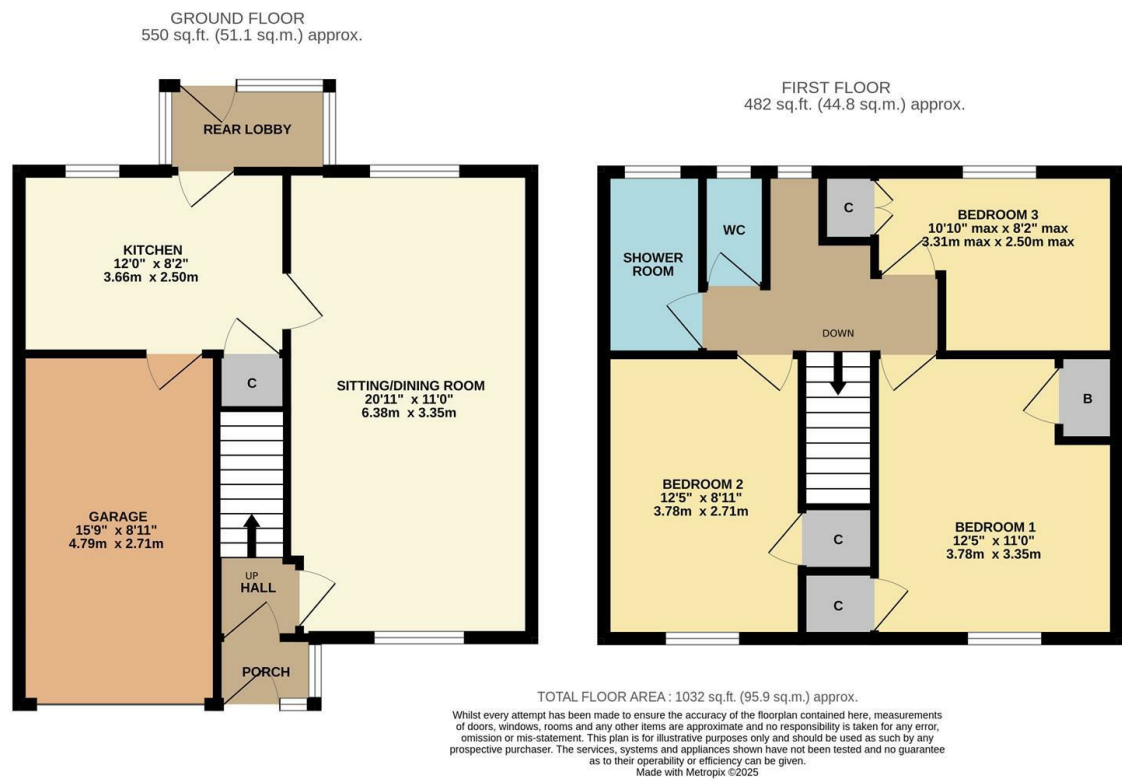
Good size enclosed garden with patio area, lawn and well stocked flower and shrub beds. Outside tap. Garden shed, summerhouse and greenhouse.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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