



11 Hardens Close
Chippenham, SN15 3AA

GOODMAN WARREN BECK

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An extended three bedroom semi detached house located in a popular cul-de-sac on the edge of Chippenham. The property has been well maintained but would benefit from some modernisation. The accommodation comprises of Entrance hall, dining room with glazed double doors leading to the extended sitting room which have full width sliding patio doors opening on rear garden. The kitchen has a built-in oven and hob and there is a downstairs WC. On the first floor there are two good size double bedrooms, a good size single bedroom and shower/wc. The property has a the additional benefit of off road parking and a single garage and a larger than average garden to the rear.

SITUATION

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

ACCOMMODATION COMPRISING:

Door to:

ENTRANCE HALL

Stairs rising to first floor. Doors to Dining Room, Kitchen and WC.

DINING ROOM

Double glazed window to front. Radiator. Glazed double doors leading to Sitting Room.

CLOAKROOM

Obscure glazed window to side. Wall hung wash basin. Close coupled WC. Water softener.

SITTING ROOM

Full width double glazed sliding patio doors opening

to rear garden. High level window to side. Fire with back boiler. Two radiators. Built-in storage cupboard.

KITCHEN

Double glazed window to side. Double glazed door to rear garden. Fitted with a range of wall and base units comprising of cupboards and drawers. Tiled splashbacks. Single drainer stainless steel sink unit with chrome mixer tap over. Built-in electric oven. Gas hob with extractor hood over. Space and plumbing for automatic washing machine. Space for under counter fridge.

FIRST FLOOR LANDING

Access to roof space. Doors to all bedrooms and the shower room. Obscure glazed window to side.

BEDROOM ONE

Window to rear. Full width wardrobe, concealing the water tank and chimney breast.

BEDROOM TWO

Window to front.

BEDROOM THREE

Window to rear. Radiator.

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£335,000

SHOWER ROOM

Obscure glazed window to front. Double width shower cubicle with electric shower. Pedestal wash basin. Close coupled WC. Chrome towel radiator. Tiling to principal areas. Wall heater.

OUTSIDE

FRONT GARDEN

Enclosed by wall and gates. Laid to lawn with driveway providing off road parking, leading to garage.

REAR GARDEN

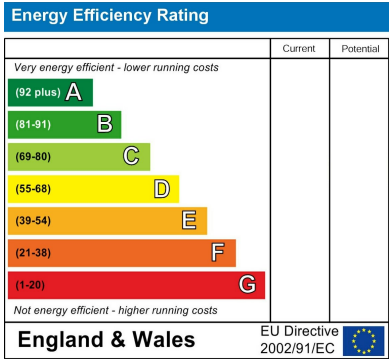
A good size rear garden with paved seating area and the remainder being laid to lawn. Enclosed by fencing. Water tap.

GARAGE

Single garage with personal door. Light.

DIRECTIONS

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

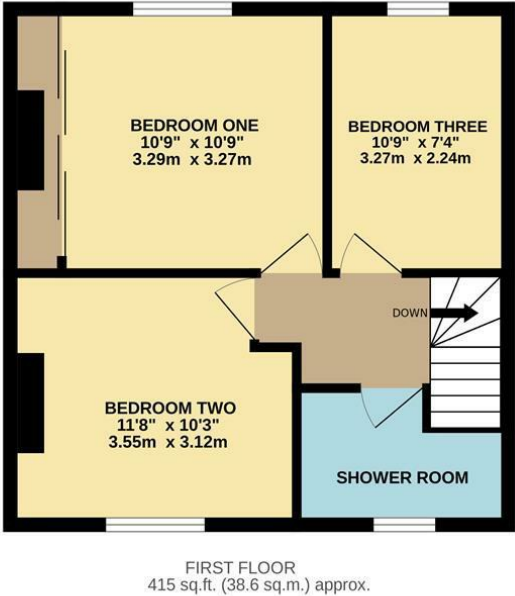
Tenure: Freehold



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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