



14 Kingham Close
Chippenham

GOODMAN WARREN BECK

14 Kingham Close, Chippenham SN14 0PB

A modern well presented three bedroom semi detached house ideally situated in the corner of a cul-de-sac within easy walking distance of the town centre and mainline station with the added benefit of a study. The accommodation is arranged over three floors with the ground floor offering an entrance hall, sitting room and kitchen/dining room with a range of fitted units and built-in oven and hob. The first floor boasts a master bedroom with en-suite shower room, the third bedroom, a modern bathroom with a white suite and the useful extra study room. The top floor has the second double bedroom with deep fitted wardrobes. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden and driveway providing off road parking leading to the garage. To the rear is an enclosed garden with patio area and lawn beyond.

SITUATION

The property is conveniently situated just a short walk from the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities, picturesque John Cole's Park is also within easy walking distance. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

ACCOMMODATION COMPRISING:

Double glazed entrance door and side panels to:

ENTRANCE HALL

Stairs to first floor. Radiator. Wood laminate flooring. Fitted doormat. Door to:

SITTING ROOM

Double glazed window to front. Radiator. Wood laminate flooring. Coving. Storage cupboard. Door to:

KITCHEN/DINING ROOM

Double glazed window and door to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled

splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas fired combination boiler.

FIRST FLOOR LANDING

Stairs to second floor. Radiator. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Door to:

EN-SUITE SHOWER ROOM

Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Tiled floor. Extractor.

BEDROOM THREE

Double glazed window to rear. Radiator.

STUDY

Double glazed window to front. Radiator.

BATHROOM

Obscure double glazed window to rear. Radiator.

GOODMAN WARREN BECK

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£315,000

Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Pedestal wash basin with tiled splashback. Close coupled WC. Tiled floor. Extractor. Light and shaver point.

SECOND FLOOR LANDING

Skylight window to rear. Storage cupboard. Door to:

BEDROOM TWO

Two skylight windows to front. Radiator. Deep full width fitted wardrobes.

OUTSIDE

FRONT GARDEN

Laid to gravel with path to front door. Driveway providing off road parking leading to garage.

GARAGE

Up and over door. Power and light. Eaves storage. Personal door to side.

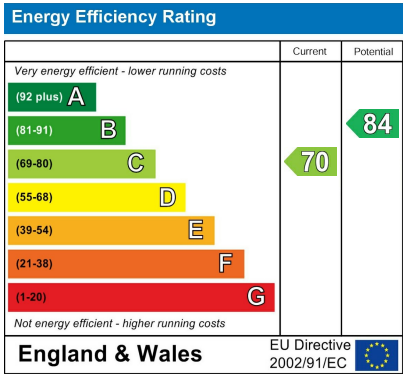
REAR GARDEN

Enclosed by fencing. Patio area with lawn beyond. Shrub border. Outside tap. Brick built barbeque.

DIRECTIONS

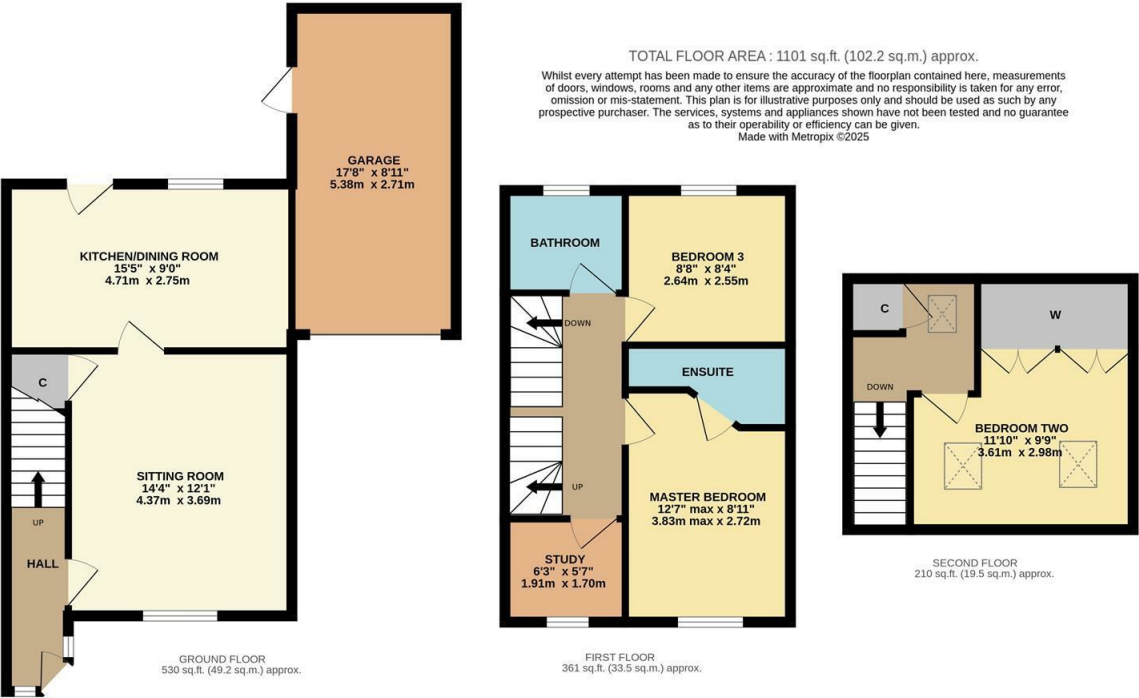
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Kingham Close can be found on the left hand side just before reaching Sheldon Road.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)

