



36 Brooklands
Chippenham, SN15 2FH

GOODMAN WARREN BECK

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NO ONWARD CHAIN! A modern well presented three bedroom town house pleasantly situated on the edge of this popular modern development with a pleasant outlook over an open green area to the front. The accommodation on the ground floor offers a welcoming reception hall with cloakroom, a good size sitting room with French doors to the garden, a well appointed modern kitchen with a good range of units and built-in hob and eye level oven. The first floor two double bedrooms, a bathroom and stairs then lead to a large master bedroom with an en-suite shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance and to the rear is an enclosed garden laid mainly to lawn with gated rear access to two allocated parking spaces.

SITUATION

The property is ideally situated on the edge of this popular modern development on the southern edge of Chippenham offering easy access to the town centre and local amenities. Chippenham has a wide range of amenities to include high street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, plus a library, cinema and public parks. Communications from Chippenham are excellent with a regular main line rail service from Chippenham station to London Paddington and the West Country and junction 17 of the M4 motorway is a few miles to the north of the town. The major trunk routes offer easy and convenient access to the regional centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISES

CANOPIED PORCH

Entrance door to:

ENTRANCE HALL

Radiator. Stairs to first floor. Doors to:

CLOAKROOM

Radiator. Wash basin. Close coupled WC.

SITTING/DINING ROOM

Double glazed French doors and window to rear. Radiator.

KITCHEN

Double glazed window to front. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit. Stainless steel gas hob with splash back and extractor over. Built-in eye level oven. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor.

FIRST FLOOR LANDING

Cupboard housing hot water tank. Doors to:

BEDROOM TWO

Double glazed window to front. Radiator. Built-in double wardrobe.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close

GOODMAN WARREN BECK

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£310,000

coupled WC. Tiling to principal areas. Spotlights. Extractor.

INNER LANDING

Double glazed window to front. Radiator. Stairs to second floor.

SECOND FLOOR

Opening straight into:

MASTER BEDROOM

Double glazed window to front. Radiator. Deep built-in double wardrobe. Access to roof space. Door to:

EN-SUITE SHOWER ROOM

Skylight window to rear. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Railings with gate and path to front door. Laid to lawn with shrubs.

REAR GARDEN

Enclosed by fencing. Laid to lawn with path leading to gated rear access to the parking.

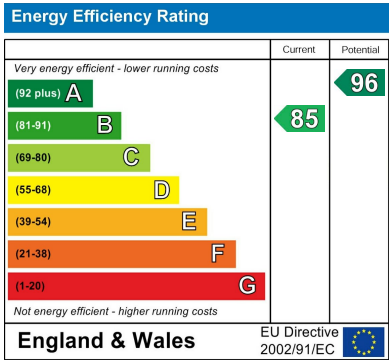
PARKING

Two allocated parking spaces in tandem directly behind the property.

DIRECTIONS

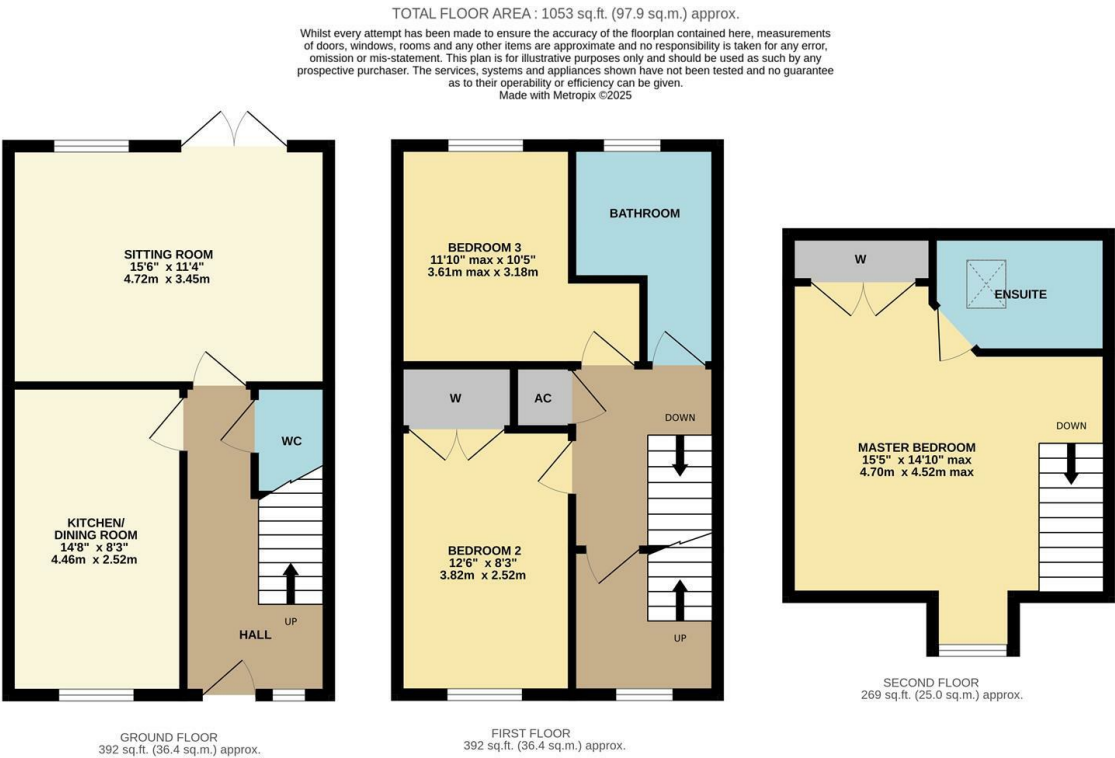
From the Bridge Centre proceed out of town on the A4, Rowden Hill. Continue past the hospital and down the hill. Turn left immediately after the The Hungry Horse public house and follow the road up the hill. At the top of the hill turn right into Brooklands.

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)

