



17 Silbury Close
Chippenham, SN14 0QQ

GOODMAN WARREN BECK

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A three bedroom semi house pleasantly tucked away in a cul-de-sac within the sought after Queens Crescent area offered for sale with NO ONWARD CHAIN! The accommodation offers an entrance hall, cloakroom, good size sitting, kitchen/dining room, two double bedrooms both with built-in wardrobes, third bedroom and a wet room. Other benefits include double glazing and gas central heating. The front of the property enjoys a pleasant open outlook and to the rear is an enclosed garden and a detached garage.

GOODMAN WARREN BECK

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£275,000

SITUATION

The property is conveniently situated in a cul-de-sac in this mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

ACCOMMODATION COMPRISING;

Double glazed entrance door with obscure double glazed side panel to:

ENTRANCE HALL

Stairs to first floor with recess under. Radiator. Tiled floor. Doors to:

CLOAKROOM

Obscure double glazed window to side. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiled floor. Wall mounted Worcester gas fired combination boiler.

SITTING ROOM

Double glazed window to front. Radiator. Tiled floor. Coving. Door to:

KITCHEN/DINING ROOM

Two double glazed windows to rear. Obscure double glazed door to rear. Tiled floor. Radiator. Drawer and cupboard base units. Work surfaces with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with stainless steel splashback and extractor over. Built-in eye level oven. Plumbing for automatic washing machine. Coving.

LANDING

Obscure double glazed window to side. Radiator. Access to roof space. Storage cupboard. Doors to:

BEDROOM ONE

Double glazed window to rear. Radiator. Built-in double wardrobe. Coving.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to front. Radiator. Overstairs cupboard. Wood laminate flooring.

WET ROOM

Two obscure double glazed windows to rear. Chrome ladder radiator. Shower area. Pedestal wash basin. Close coupled WC. Extractor fan.

OUTSIDE

FRONT GARDEN

Lovely secluded area of front garden. Patio area with steps, slate chipping and a flower and shrub border.

REAR GARDEN

Enclosed garden with patio area, flower and shrub borders and path to gated rear access.

GARAGE

Up and over door.

DIRECTIONS

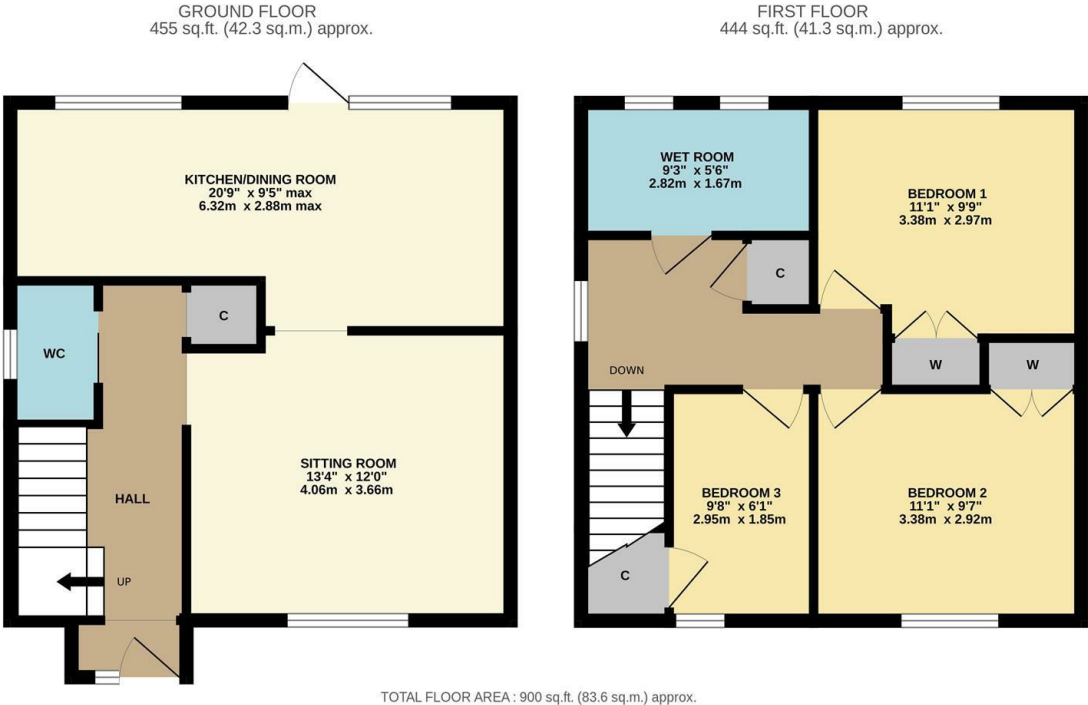
Take the A4 Bath road from the town and at the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the first left at the traffic lights into Queens Crescent. Take the next left into Minster Way and then follow the road to the end and turn right into Ripon Close. This then leads into Silbury Close and the property will be found in front of you.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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)

