



34 Elizabeth Place
Chippenham, SN15 3UP

GOODMAN WARREN BECK

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A modern well presented first floor maisonette ideally situated in a cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. The accommodation offers an entrance hall with stairs upto the first floor opening into an open plan sitting/dining room, an inner hall with doors to the kitchen with a range of fitted units and built-in oven and hob, double bedroom with built-in wardrobe and bathroom with over bath shower. Other benefits include uPVC double glazing, electric heating and an allocated parking space.

SITUATION

The property is situated in a quiet cul-de-sac on the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, junior school, public house and community centre. Chippenham mainline rail station is close by, as well as M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

ACCOMMODATION COMPRISING:

ENTRANCE HALL

uPVC entrance door into entrance lobby with laminate flooring. Stairs to first floor.

SITTING ROOM

Two uPVC double glazed windows to front. Night storage heater. Television and telephone point. Access to boarded loft space. Door to:

INNER HALL

Wood laminate flooring. Cupboard housing hot water tank and immersion heater. Doors to:

KITCHEN

uPVC double glazed window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces

with matching upstands, tiled splash backs and inset single bowl single drainer stainless steel sink unit. Built-in electric oven and hob. Free standing under counter fridge and freezer. Space and plumbing for washing machine. Tiled floor.

BEDROOM

uPVC double glazed window to rear. Built-in double wardrobe.

BATHROOM

Panelled bath with mixer tap and shower attachment over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Tiled floor. Wall mounted electric fan heater. Extractor.

OUTSIDE

PARKING

One allocated parking space.

DIRECTIONS

From the town centre proceed up The Causeway then right at the roundabout. At the next roundabout turn left onto Pewsham Way then at the third roundabout take a left into King Henry Drive. Take the third right into Elizabeth Place where the property will be found on the right hand side.

GOODMAN WARREN BECK

64 Market Place

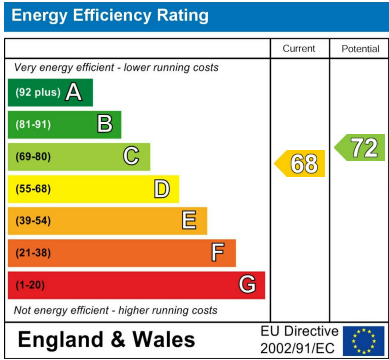
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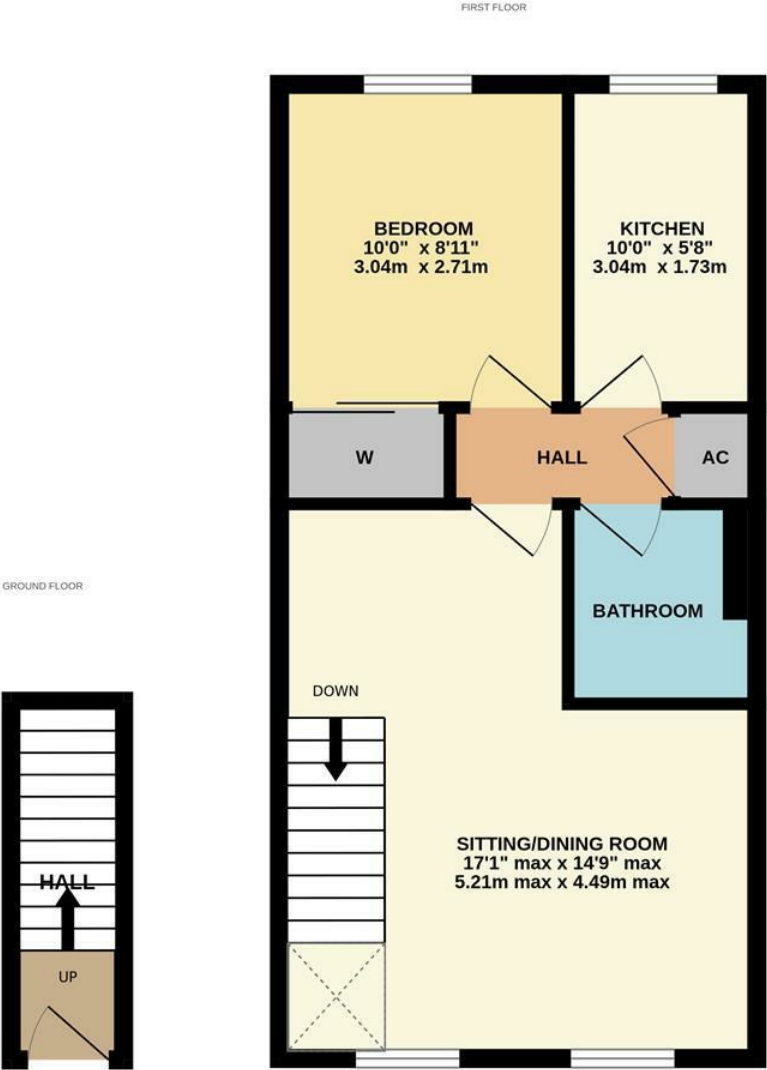
£136,950

ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold



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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