



30 Westmead Lane, Chippenham, SN15 3HZ

NO ONWARD CHAIN! An improved two bedroom end of terrace property ideally situated in the heart of the town offering easy access to the town centre, riverside walks and mainline station with the added benefit of ALLOCATED PARKING. The accommodation offers a good size modern kitchen with an attractive stone fireplace and built-in oven and hob, sitting room leading through to a dining area with patio doors to the garden, a well appointed ground floor shower and two first floor bedrooms. Other benefits include double glazing and gas central heating. To the rear is a paved courtyard style and the allocated parking space is in a private courtyard immediately behind the property.

Situation

The property is located a short distance from the town centre and is within easy reach of local shops and amenities. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and M4 motorway are easily accessed via Junction 17 a few miles north of the town.

Accommodation Comprising:

Double glazed entrance door to:

Kitchen

Double glazed window to front. Fitted with a range of wall and base units. Worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with stainless steel splash back and extractor over. Feature fireplace with wooden mantle. Radiator. Wall light. Spotlights. Door concealing stairs to first floor. Cupboard housing wall mounted gas fired boiler. Opening leading to:

Sitting Room

Shelving to alcove. Deep under stairs storage cupboard. Opening through to:

Dining Room

Double glazed sliding patio doors to garden. Radiator. Spotlights. Door to:

Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Fully tiled shower area. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiled floor. Spotlights.

GOODMAN WARREN BECK

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£235,000

First Floor Landing

Access to roof space. Spotlights. Doors to:

Bedroom One

Double glazed window to front. Radiator. Cupboard housing hot water tank. Feature fireplace.

Bedroom Two

Obscure double glazed window to side. Radiator. Built-in double wardrobe.

Outside

Front Garden

Steps up to front door.

Rear Garden

Paved courtyard style garden closed by wall and timber fencing.

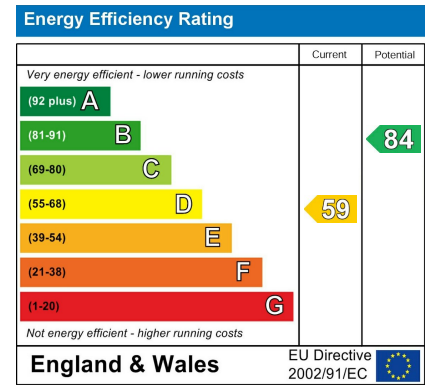
Parking

There is an allocated parking space to the rear of the property.

Directions

From our office proceed along Timber Street, turning right at the junction with Gladstone Road. Turn second left into Westmead lane where the property can be found along this road on the left.

ENERGY PERFORMANCE GRAPHS

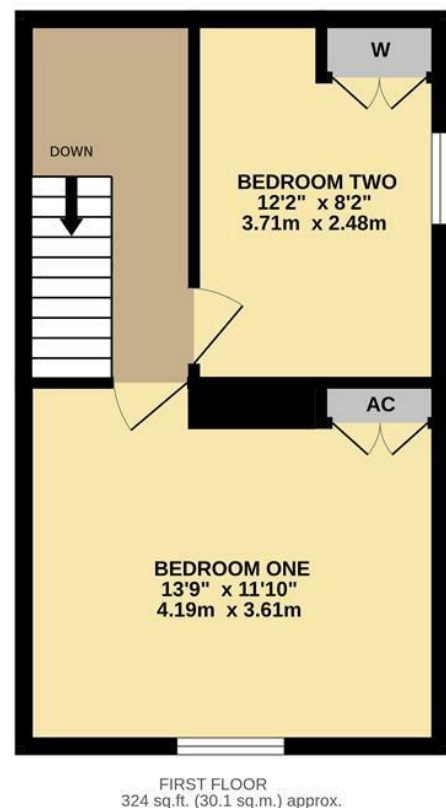


Council Tax Band:

Tenure: Freehold



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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