



16 Lamberts, Chippenham, SN14 0LE

A spacious three bedroom terraced house ideally situated in a cul-de-sac on the western side of Chippenham offering easy access to a wide range of amenities. The property offers well proportioned accommodation with the ground floor comprising of an entrance porch, entrance hall, a spacious sitting room with French doors to a double glazed conservatory, a modern refitted kitchen/dining room and a useful utility room. On the first floor there are two double bedrooms, a good sized third bedroom and a bathroom with separate WC. Other benefits include double glazing and gas central heating. To the front there is a block paved driveway providing off road parking for two vehicles and to the rear is an enclosed garden with decking, patio and lawn.

Situation

The property is ideally situated in a cul-de-sac on the western side of the town centre with good access to primary and senior schools, together with local shops. Good motor commuting to the larger centres of Bath, Bristol, London and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

Accommodation Comprising:

Double glazed entrance door to:

Entrance Porch

Double glazed window to front. Obscure double glazed entrance door and side panel to:

Entrance Hall

Stairs to first floor. Radiator. Doors to:

Sitting Room

uPVC double glazed window to front. Radiator. Feature coal effect gas fire with granite hearth. Coving. uPVC double glazed French doors to:

Conservatory

uPVC double glazed on brick built base with French doors to side. Wood laminate flooring.

Refitted Kitchen/Dining Room

Obscure double glazed door and double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with matching upstands 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 stainless steel splash back and extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Understairs cupboard. Door to:

Utility

Full height glazed window to front. Rolled edge worksurfaces with cupboard base unit under. Space for tumble drier. Recently replaced Worcester combination boiler for radiator central heating and hot water.

First Floor Landing

Double glazed window to rear. Doors to:

Bedroom One

Double glazed window to front. Radiator. Storage cupboard.

Bedroom Two

Double glazed window to front. Radiator. Overstairs cupboard.

Bedroom Three

Double glazed window to rear. Radiator. Storage cupboard.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Tiling to principal areas.

Separate WC

Obscure double glazed window to rear. Close coupled WC.

Outside

Front Garden

Block paved driveway providing off road parking for two vehicles.

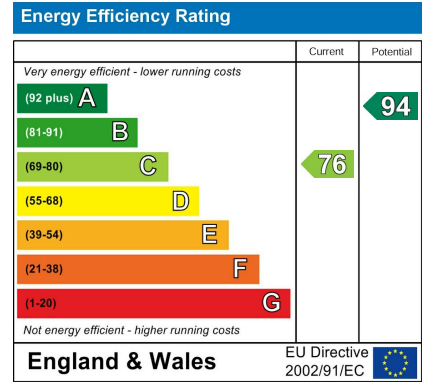
Rear Garden

Enclosed by fencing. Decked seating area with patio and lawn beyond.

Directions

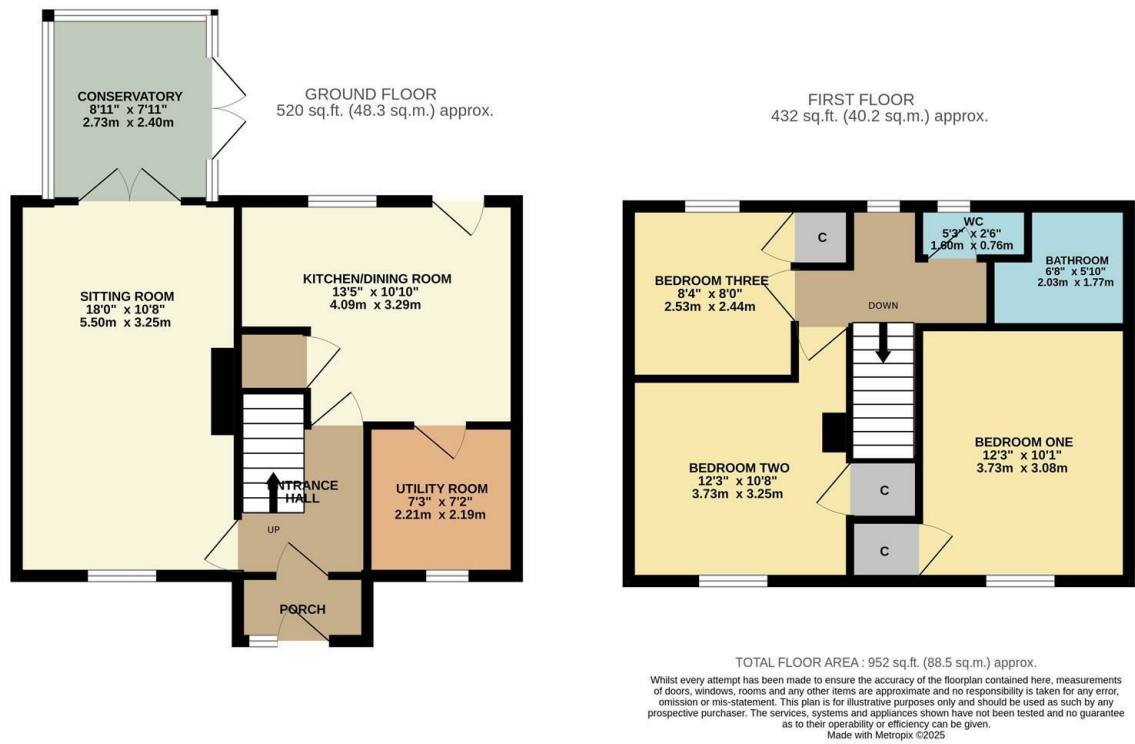
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the first right into Allington Way. Take the first left into Pipsmore Road and follow this road around until you reach Lamberts on your left hand side. The property will be found in the cul-de-sac on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

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)