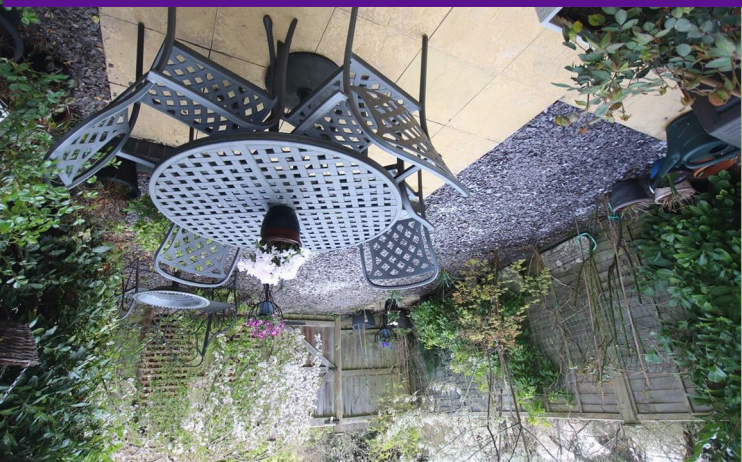






7 Parklands Gardens, Chippenham, SN15 1FJ

NO ONWARD CHAIN! A beautifully presented three bedroom terraced house set in an enviable position within a small quiet cul-de-sac adjacent to John Coles Park and just a short walk from the town centre and mainline station. Arranged over the three floors with the ground floor offering a welcoming reception hall, cloakroom, sitting room with French doors opening onto the pretty cottage style garden and a contemporary style kitchen/breakfast room with a range of fitted units and built-in oven and hob. The first floor offers two double bedrooms and a bathroom whilst the top floor has the master bedroom with fitted wardrobes, en-suite shower room and impressive balcony window enjoying views over town and beyond. Other benefits includes double glazing, gas central heating and allocated parking for two vehicles in tandem.

Situation

The property is conveniently located on the northern side of town just a short walk from the town centre, mainline rail station and the picturesque John Coles Park with its bandstand. Highly regarded senior schools and a junior school are also close by. M4 J.17 is c.4 Miles north providing swift commuting access to the larger centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Entrance door to:

Reception Hall

Stairs to first floor. Radiator. Wood laminate flooring. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC.

Kitchen/Breakfast Room

Double glazed window to front. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Cupboard housing combination boiler.

Sitting Room/Dining Room

Double glazed window and French door to rear. Two radiators. Deep storage cupboard.

First Floor Landing

Radiator. Door to stairwell to second floor. Doors to:

Bedroom Two

Double glazed window to rear. Radaitor.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to rear. Ladder radiator. Panelled bath with chrome mixer tap and separate shower over with screen. Tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled tiled splashbacks. Close coupled WC. Shaver point.

Second Floor Landing

Opening into:

Master Bedroom

Skylight to rear. Balcony window to front. Built-in wardrobes. Two radiators. Access to roof space. Door to:

Ensuite

Skylight window to rear. Ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Spotlights. Shaver point.

Outside

Front Garden

Path to front door. Laid to gravel.

Rear Garden

A pretty cottage style garden to the rear, enclosed by timber fencing with gated

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

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pedestrian access. Paved seating area with the remainder being laid to slate chippings and planted with shrubs.

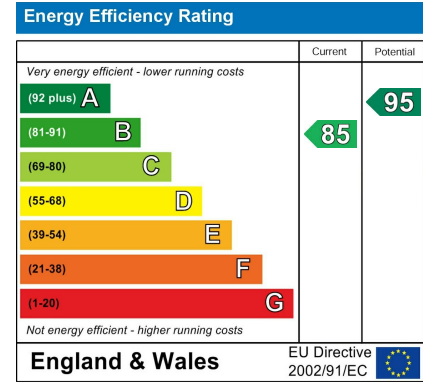
Parking

Two spaces in tandem.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane continue to the roundabout take a left onto Malmesbury Road. Parklands Gardens is the first turning on the left hand side.

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)