





# 4 Hither Close, Chippenham, SN14 0LF

GOODMAN WARREN BECK

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£249,950

A mature three bedroom semi detached house ideally situated in a small cul-de-sac on the western side of town offering easy access to a wide range of amenities and offered for sale with NO ONWARD CHAIN. The accommodation offers a reception hall, sitting room with bay window, kitchen/dining room with a range of fitted units and French doors to the garden, three bedrooms and bathroom with a white suite. To the front is a lawned garden path to the front door and a driveway providing off road parking. To the rear is an enclosed garden laid mainly to lawn with a garden shed.

## Situation

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

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Reception Hall

Stairs to first floor with recess under. Radiator. Wood laminate floor. Doors to:

## Sitting Room

Double glazed bay window to front. Radiator. Feature fireplace with marble inset and hearth and wooden surround. Coving.

## Kitchen/Dining Room

Double glazed window and French doors to rear. Radiator. Wood laminate flooring. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Freestanding electric cooker. Space and plumbing for washing machine. Storage cupboard. Gas fired boiler for central heating and hot water.

## First Floor Landing

Double glazed window to side. Access to roof space. Doors to:

## Bedroom One

Double glazed window to front. Radiator. Cupboard housing hot water tank and immersion heater.

## Bedroom Two

Double glazed window to rear. Radiator.

## Bedroom Three

Double glazed window to front. Radiator. Stair bulkhead.

## Bathroom

Obscure double glazed window to rear. Obscure window to side. Radiator. Panelled bath with electric shower over and screen. Vanity wash basin with mixer tap and cupboard under. Close coupled WC. Tiling to principal areas.

## Outside

### Front Garden

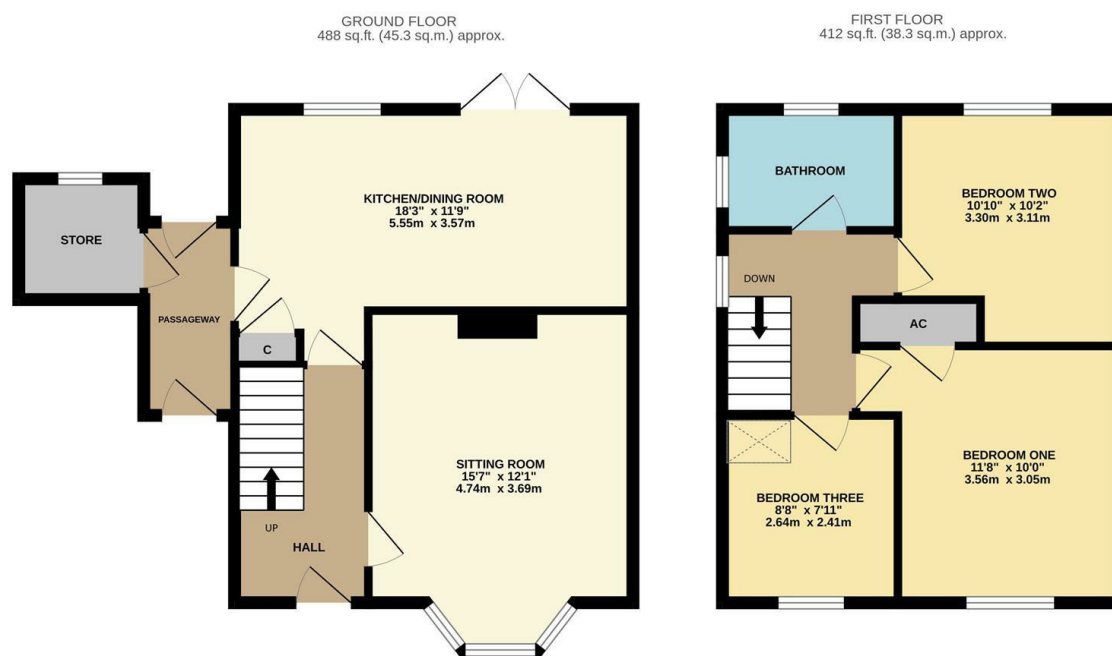
Laid to lawn with path to front door. Driveway providing off road parking.

### Rear Garden

Laid mainly to lawn with apple tree and garden shed.

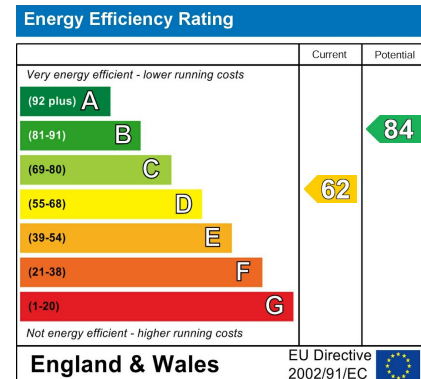
## Directions

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. Follow the road around and Hither Close is the third turning on the right. The property will then be found on the right hand side



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold