



17 Culverwell Road
Chippenham

GOODMAN WARREN BECK

17 Culverwell Road, Chippenham SN14 0TA

A well presented two bedroom end terraced property situated in this sought after area on the west side of town with access to a wide range of amenities. The accommodation offers sitting/dining room with adjoining double glazed conservatory, kitchen, two bedrooms and a refitted bathroom. Other benefits include gas central heating and uPVC double glazing. Externally there is a garage with drive to the front providing additional off road parking, front and side garden and an enclosed rear garden.

GOODMAN WARREN BECK

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£265,000

SITUATION

The property is situated on the western side of the town, enjoying swift access to the M4 for commuting to the larger centres of Bath, Bristol, London and Swindon. The property is within walking distance of primary and highly acclaimed senior schools, together with local amenities. The town centre offers a comprehensive range of amenities including mainline railway station.

ACCOMMODATION COMPRISING:

CANOPY PORCH

Obscured double glazed door to:

ENTRANCE HALL

Radiator. Stairs to first floor. Door to:

SITTING/DINING ROOM

UPVC window to front and rear. Under stair storage cupboard. Wood effect flooring. 2x Radiator. Door to

KITCHEN

Window to rear over looking conservatory. One and a half bowl stainless steel drainer sink with mixer tap and filtered drinking tap. Range of drawer and

cupboard base units with matching wall mounted cupboards and rolled edge worksurfaces. Plumbing and space for washing machine. Space for fridge and freezer. Electric hob and cooker. Extractor hood. Tiled Flooring.

CONSERVATORY

Floor to ceiling double glazed windows with double doors leading out into the rear garden. Tiled effect flooring. Radiator.

FIRST FLOOR

Access to roof space with loft ladder and light.

BEDROOM ONE

UPVC window to front. Cupboard housing recently fitted combination boiler (2023). Wood effect flooring. Radiator.

BEDROOM TWO

UPVC window to rear. Wood effect flooring. Radiator.

BATHROOM

Obscure UPVC double glazed window to rear. Panelled bath with mixer shower and glass shower screen. Vanity wash basin with chrome tap. Natural

stone wall tiles to principal areas. Touch screen mirror. Towel Radiator. Tiled flooring.

OUTSIDE

FRONT & SIDE GARDEN

Laid to lawn to side and front of the property with pathway leading to front door.

REAR GARDEN

Enclosed garden. Two separate gates giving access to garden from the front and also parking area to the rear. Patio area with lawn beyond. Access to side door of garage.

GARAGE

Up and over garage door. Light and electric.

PARKING

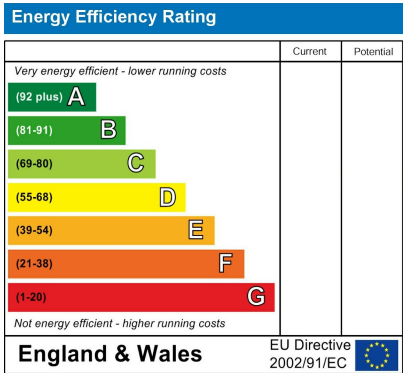
To front of garage.

DIRECTIONS

From our office in the Market Place proceed out of town along Timber Street, turning right at the junction and right at the traffic lights towards the Bridge Centre. Take the first exit A4 Bath Road and continue straight on until the Pheasant Roundabout

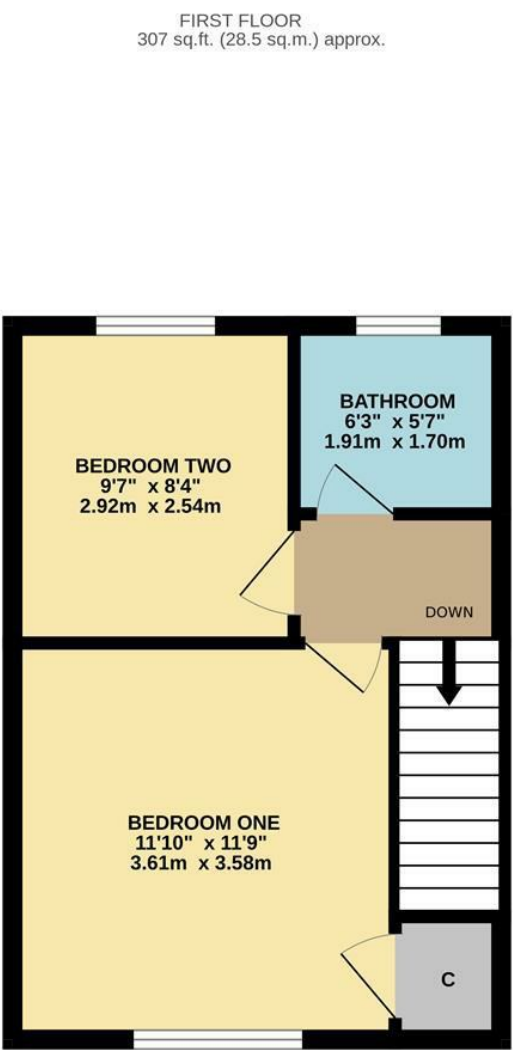
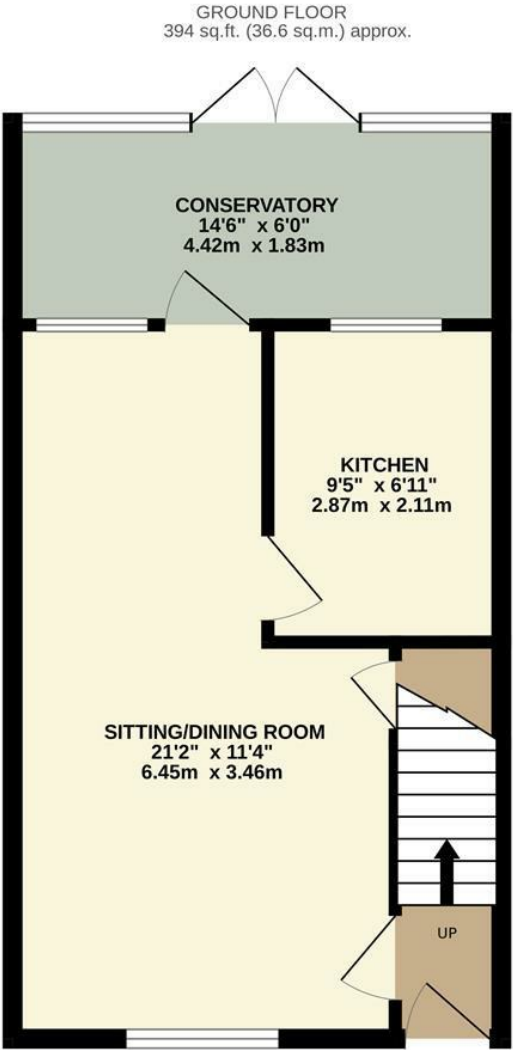
turning right onto Hungerdown Lane. Take the third turning left into Derriads Lane and second right into Culverwell Road. The property will then be found on th right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



TOTAL FLOOR AREA : 700 sq.ft. (65.1 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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