



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.

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.

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 the right hand side.

GOODMAN WARREN BECK

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

£265,000

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 font and also parking area to the rear. Patio area with lawn beyond. Access to side door of garage.

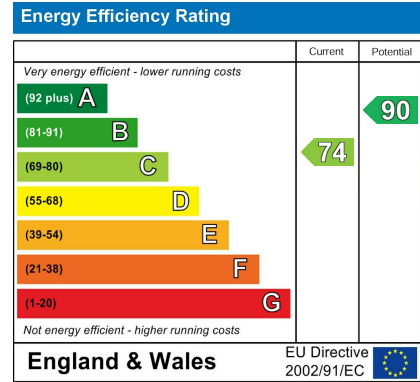
Garage

Up and over garage door. Light and electric.

Parking

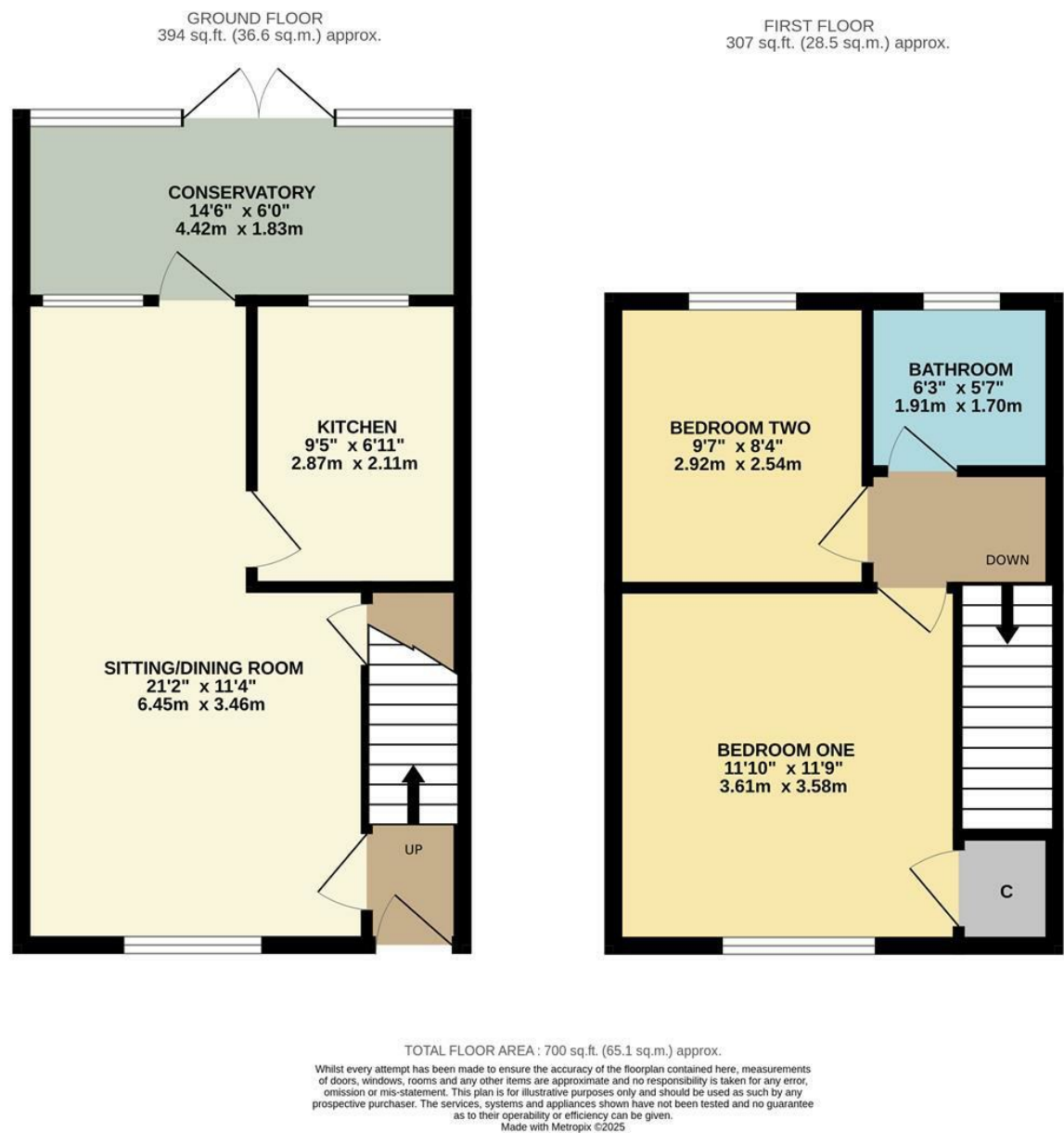
To front of garage.

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)