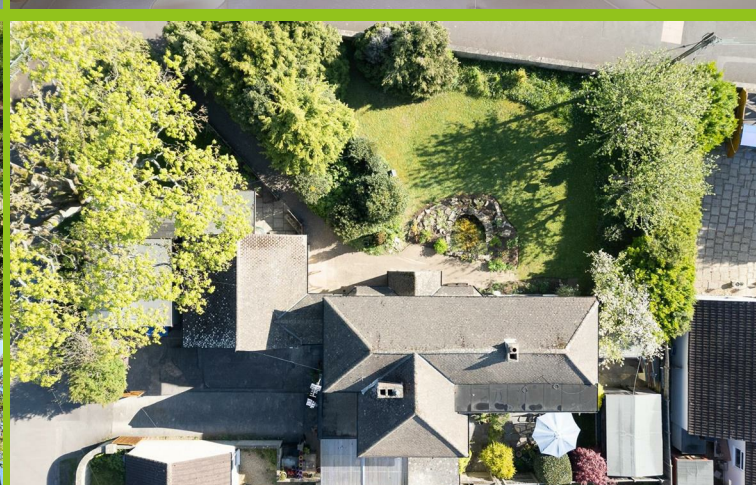
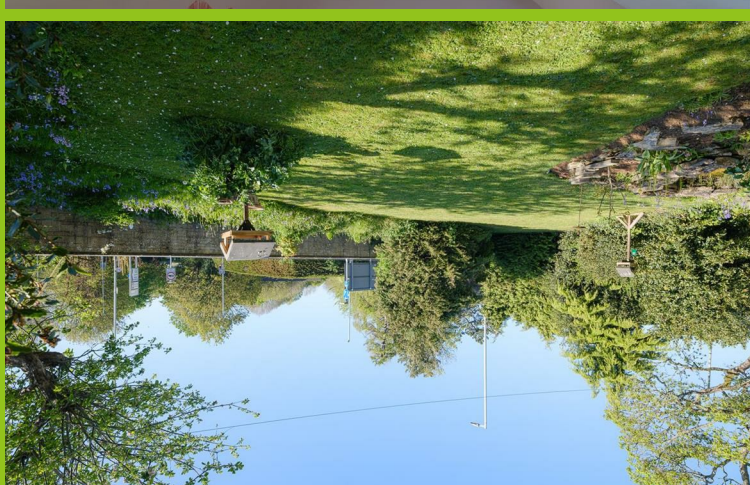
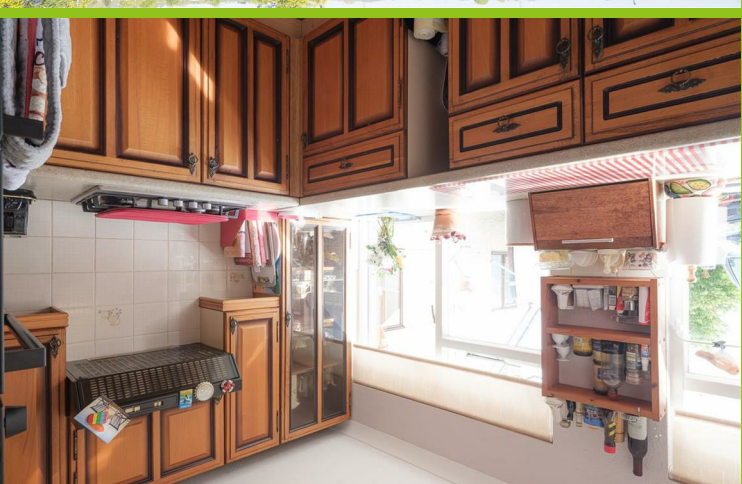




98 Bristol Road, Chippenham, SN15 1NS

An extended, individual detached house with attached one bedroom annex totalling in excess of c.2250 sq ft, ideally situated in this sought after area offering easy access to wide range of amenities. The property offers scope for further improvement and extension, subject to the necessary consents. The ground floor is currently arranged to offer a large sitting room, two further bay windowed receptions rooms, a kitchen/breakfast room, utility room and guest cloakroom. The first floor then boasts a large master bedroom with en-suite shower room, three further bedrooms, box room/study and a family bathroom with separate shower. The attached one bedroom annex has a sitting room, bedroom with en-suite shower, kitchen and a utility/cloakroom. The mature gardens are laid to lawn with an array of trees and shrubs. There is then a paved seating area to the rear with a garden. To the front gates open into an area of off road parking with a detached brick built garage and large shed.

Situation
The property is situated in a most favoured area of the town alongside other individual properties, conveniently located within walking distance of two of Chippenham’s highly regarded secondary schools. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

Accommodation Comprising:
Obscure glazed door and side panel to:

Entrance Porch
Door and window to:

Reception Hall
Radiator. Stairs to first floor. Doors to:

Games Room
Bay window to front. Radiator. Door to side. Gas fire with stone surround. Door to Annex.

Family Room
Bay window to front. Window to rear. Open fire with stone surround. Picture rails. Radiator. Leading through to:

Sitting Room
Window to front. Radiator. French doors to rear. Fire surround with log effect electric fire. Coving.

Breakfast Room
Double glazed sliding patio doors to rear. Radiator. Coving. Two built-in cupboards. Pantry cupboard.

Kitchen
Window to rear. Two windows to side. Tiled floor. Drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with tiled splashbacks. Single bowl single drainer sink unit with chrome mixer tap. Tiled floor. Built-in stainless steel gas hob with extractor over. Built-in eye level gas double oven. Space and plumbing for dishwasher. Space for fridge/freezer. Coving.

Cloakroom
Window to side. Pedestal wash basin. Close coupled WC. Tiled floor. Boiler and hot water tank. Coving.

GOODMAN WARREN BECK

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Price Guide £695,000

Utility Room
Window to side and rear. Obscure multi glazed door to side. Worksurfaces with tiled splashbacks. Single bowl single drainer stainless steel sink unit. Drawer and cupboard base units and wall mounted cupboards. Space and plumbing for automatic washing machine. Space for two further appliances. Radiator.

First Floor Landing
Window to rear. Access to roof space. Doors to:

Bedroom One
Window to front. Radiator. Full width fitted wardrobes, bedside cabinets and over bed cupboards. Coving.

En Suite
Obscure window to rear. Radiator. Fully tiled shower cubicle. Vanity wash basin with mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Shaver point.

Bedroom Two
Window to front. Radiator. Built-in triple wardrobe.

Bedroom Three
Window to front and side. Fitted wardrobe. Radiator.

Bedroom Four
Window to rear. Radiator.

Study
Window to front. Radiator.

Bathroom
Obscure window to rear. Radiator. Bath with mixer tap and shower over. Separate fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas.

Annex
Door to:

Hall
Window to side. Wood laminate flooring.

Cloakroom/Utility
Obscure window to front. WC. Space and plumbing for washing machine. Boiler. Worksurfaces. Tiled floor.

Kitchenette
Window to rear. Wood laminate flooring. Drawer and cupboard base units and matching wall mounted cupboards. Built-in electric oven and hob. Single bowl single drainer sink unit with chrome mixer tap. Space for fridge/freezer. Radiator. Door to:

Sitting Room
Window to side. French doors to garden. Wood laminate flooring. Radiator.

Bedroom
Window to side. Wood laminate flooring. Radiator.

Shower
Obscure window to rear. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Cupboard. Light and shaver point.

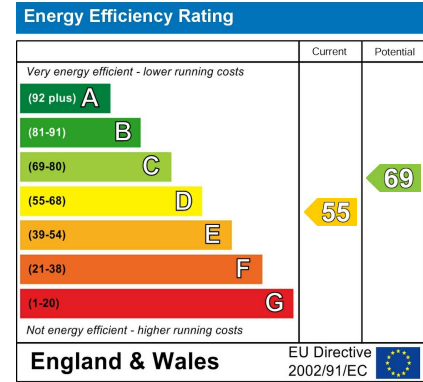
Outside
Gardens
Mature lawned gardens to the front and side with a range of trees and shrubs. Paved terrace to the rear. Three garden sheds.

Garage & Parking
Brick effect sectional garage and driveway providing off road parking.

Directions
From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout continue on along Bristol Road past the football ground and Park Avenue and turn left at the dual mini roundabouts where the property can be found immediately on the left hand side.

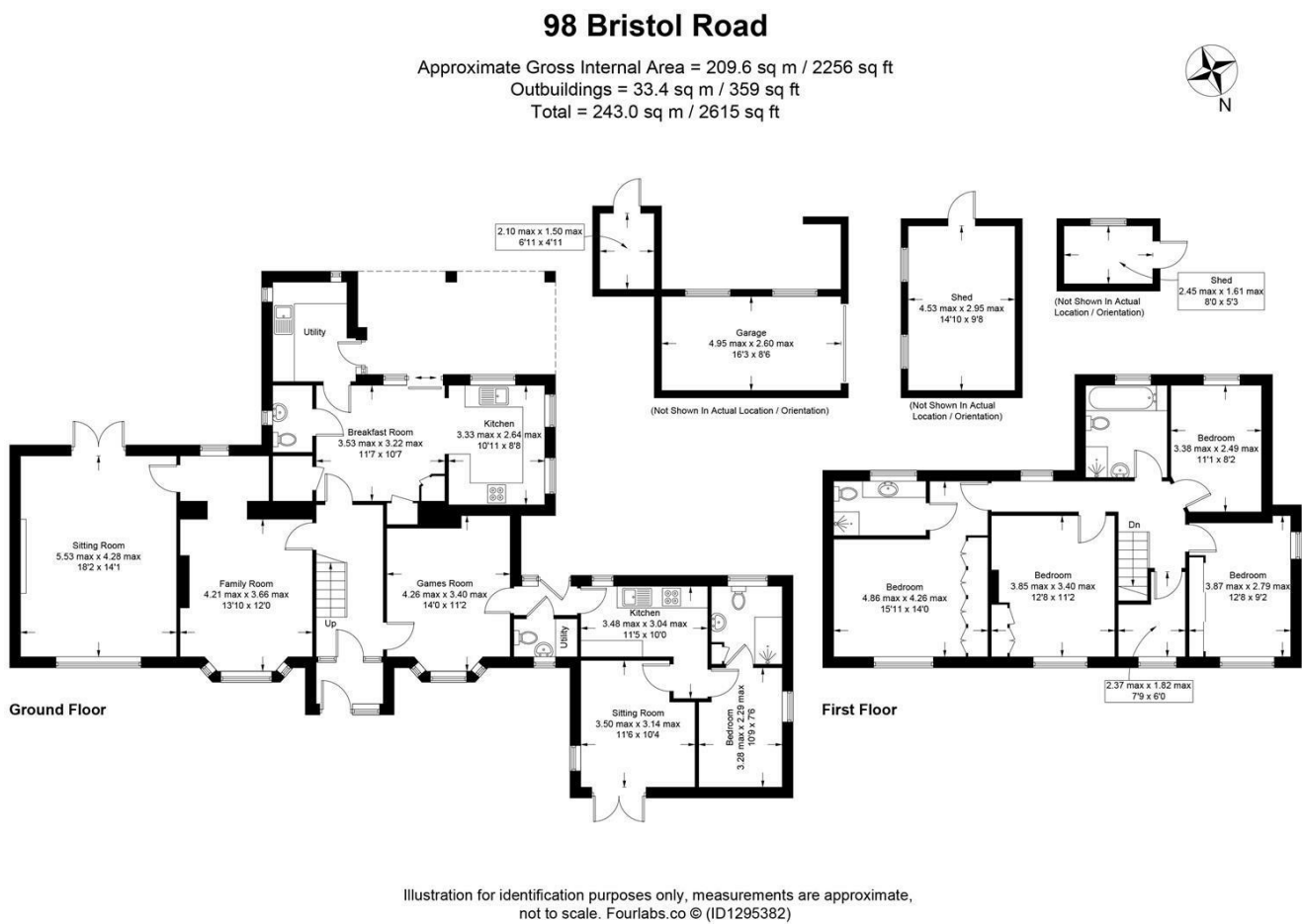
Agents Note
There is an improvement indicator against the council tax band for this property.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

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)