



51 Milbourne Way, Chippenham, SN15 2FJ

NO ONWARD CHAIN! A modern well presented three bedroom town house pleasantly situated on the edge of this popular modern development with a pleasant outlook over an open green area to the front. The accommodation on the ground floor offers a welcoming reception hall with cloakroom, a good size sitting room with French doors to the garden, a well appointed modern kitchen with a good range of units and built-in hob and eye level oven. The first floor two double bedrooms, a bathroom and stairs then lead to a large master bedroom with an en-suite shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance and to the rear is an enclosed garden laid mainly to lawn with gated rear access to the garage and parking space.

**Situation**  
The property is ideally situated on the edge of this popular modern development on the southern edge of Chippenham offering easy access to the town centre and local amenities. Chippenham has a wide range of amenities to include high street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, plus a library, cinema and public parks. Communications from Chippenham are excellent with a regular main line rail service from Chippenham station to London Paddington and the West Country and junction 17 of the M4 motorway is a few miles to the north of the town. The major trunk routes offer easy and convenient access to the regional centres of Bristol, Bath and Swindon.

Accommodation Comprising:

**Canopied Porch**  
Obscure double glazed entrance door to:

**Reception Hall**  
Double glazed window to front. Stairs to first floor. Radiator. Doors to:

**Cloakroom**  
Radiator. Corner wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Extractor.

**Sitting Room**  
Double glazed French doors and window to rear. Radiator.

**Kitchen/Dining Room**  
Double glazed window to front. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge

worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob with splashback and extractor over. Built-in stainless steel eye level oven. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Cupboard housing boiler. Tiled floor. Spotlights to Kitchen area.

**First Floor Landing**  
Cupboard housing hot water tank. Doors to:

**Bedroom Two**  
Double glazed window to front. Radiator. Built-in double wardrobe.

**Bedroom Three**  
Double glazed window to rear. Radiator.

**Bathroom**  
Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Spotlights. Extractor.

**Inner Landing**  
Double glazed window to front. Radiator. Stairs to:

**Master Bedroom**  
Double glazed window to front. Radiator. Deep built-in double wardrobes. Access to roof space. Door to:

**En-Suite Shower Room**  
Skylight to rear. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Spotlights. Extractor.

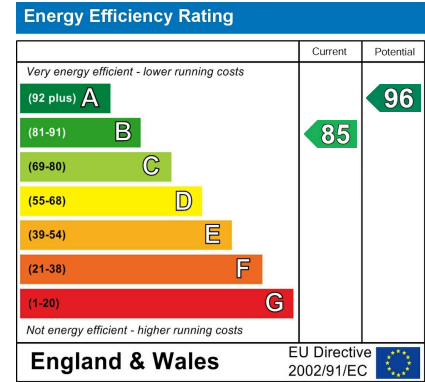
**Outside**  
**Front Garden**  
Gravelled with shrubs and path to front door.

**Rear Garden**  
Enclosed by fencing. Laid to lawn with flower and shrub borders. Path leading to gated rear access.

**Garage & Parking**  
In nearby block with up and over door and parking space to the front.

**Directions**  
From the Bridge Centre proceed out of town on the A4, Rowden Hill. Continue past the hospital and down the hill. Turn left immediately after the The Hungry Horse public house and follow the road up the hill. At the top of the hill turn right into Brooklands and follow the road around into Milbourne Way.

ENERGY PERFORMANCE GRAPHS



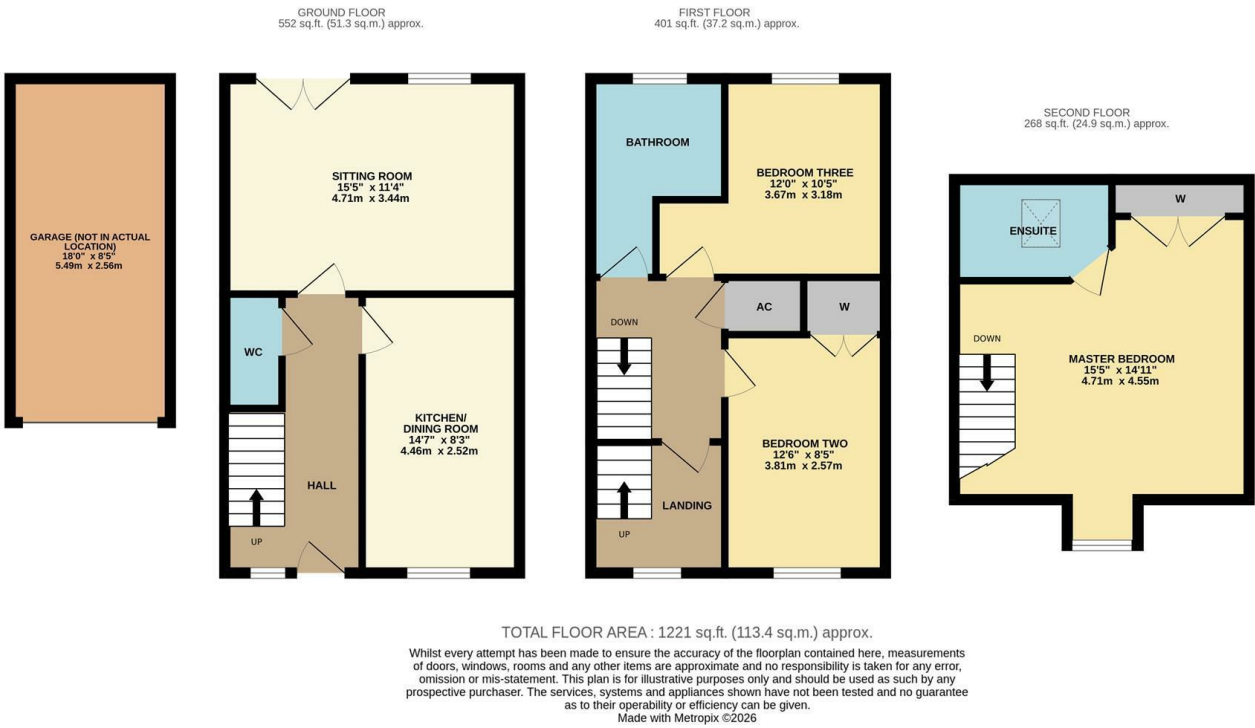
Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£319,950



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