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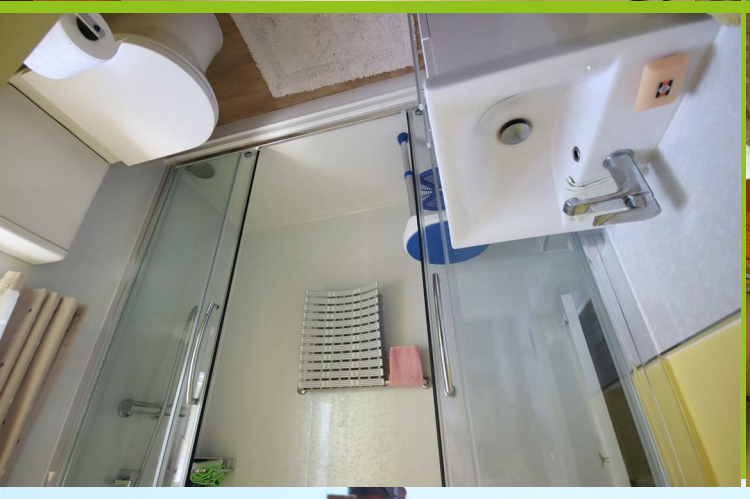

99 London Road
Chippenham

GOODMAN WARREN BECK

99 London Road, Chippenham, SN15 3AL

A well presented two bedroom Grade II listed three storey town house ideally located within walking distance of the town centre, associated amenities and mainline station. The accommodation offers a good size sitting room an extended kitchen/dining room with a range of fitted units and space for a table and chairs, a useful downstairs cloakroom, two double bedrooms and a first floor shower room. Other benefits include a replacement (2021) gas fired combination boiler and double glazing/secondary double glazing. To the rear is a small enclosed paved seating area and beyond is a larger area of garden with flowers, shrubs and a greenhouse.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
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£232,000

Situation

The property is ideally situated on the eastern side of the town within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and a highly regarded secondary school. The town centre with its numerous amenities and mainline rail station is only ten minutes walk. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

Accommodation Comprising:

Obscure double glazed Entrance door to:

Rear Hallway

Tiled floor. Radiator. Obscure glazed door to sitting room. Door to kitchen/dining room. Door to:
Doors to:

Cloakroom

Obscure double glazed window to front. Vanity wash basin with chrome mixer tap, cupboard under and tiled splashback. Close coupled WC with concealed cistern. Tiled floor.

Sitting Room

Three secondary double glazed windows to front. Radiator. Three wall light points. Stairs to first floor with cupboard under.

Kitchen/Dining Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Space for undercounter fridge. Space and plumbing for washing machine.

First Floor Landing

Double glazed window to rear. Radiator. Stairs to second floor. Doors to:

Bedroom Two

Three double glazed windows to front. Radiator.

Shower Room

Obscure double glazed window to rear. Full width shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Light and shaver point.

Second Floor Landing

Double glazed window to rear. Door to:

Master Bedroom

Two double glazed windows to front. Radiator. Deep cupboard housing Worcester gas fired combination boiler (replaced in 2021), hot water tank and pump for the shower.

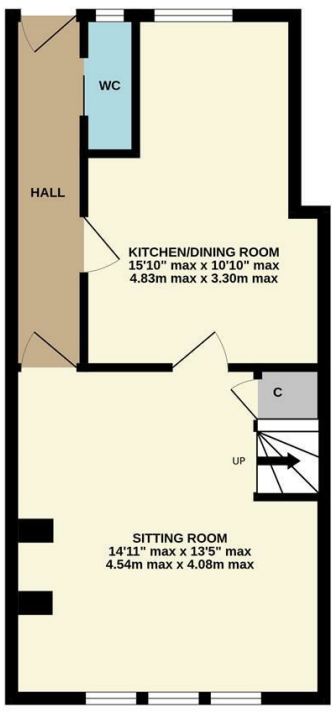
Outside

Rear Garden

The garden is separated in two by a path providing pedestrian access to the cottages. There is an area of enclosed patio immediately outside the property, with a further area of garden the other side of the path which is laid to decorative stone and planted with flowers and shrubs. Greenhouse.

Directions

From the town centre proceed up The Causeway and continue over the roundabout onto London Road where the property can be found on the right hand side.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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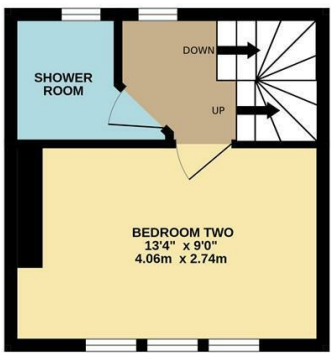
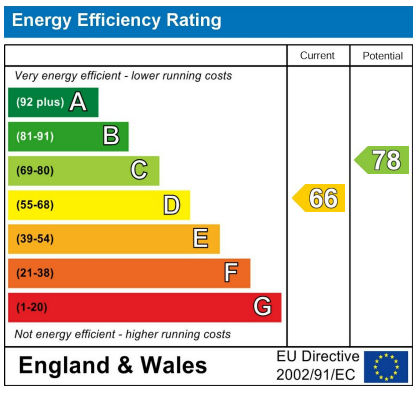


FIRST FLOOR
203 sq.ft. (18.9 sq.m.) approx.

SECOND FLOOR
206 sq.ft. (19.1 sq.m.) approx.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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