



18 Boothmead
Chippenham, SN14 0HU

GOODMAN WARREN BECK

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A spacious three bedroom end of terrace ideally situated in a small cul-de-sac on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall, large c.21' dual aspect sitting room opening into a double glazed conservatory, a kitchen/dining room, additional study/family room and guest cloakroom. The first floor boasts two double bedrooms both with built-in wardrobes, a good size single bedroom and a refitted bathroom with overbath shower. Other benefits include double glazing, gas central heating and solar panels. To the front is a low maintenance garden and driveway providing off road parking leading to a useful storage area. To the rear is an enclosed garden with lawn, gravelled borders and garden shed.

SITUATION

The property is ideally situated on the western side of town within a short walking distance of the local primary school and two senior schools, together with local shops. The M4 J.17 c.3 miles offers swift commuting to the larger centres of Bath, Bristol, London and Swindon. The nearby town centre offers a comprehensive range of amenities including mainline railway station (London-Paddington), sports facilities and numerous shops and superstores.

ACCOMMODATION COMPRISING:

Double glazed entrance door to:

ENTRANCE HALL

Obscure double glazed window to front. Radiator. Parquet flooring. Door to:

SITTING ROOM

Double glazed window to front. Two radiators. Coving. Door to kitchen/dining room. Double glazed sliding patio doors to:

CONSERVATORY

Double glazed sliding patio doors with full height side panels. Two wall light points.

KITCHEN/DINING ROOM

Double glazed window to rear. Double glazed window and door to side. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset single bowl single drainer sink unit with chrome mixer tap. Built-in electric hob and eye level double oven. Space and plumbing for automatic washing machine. Space and plumbing for slimline dishwasher. Wood laminate flooring. Extractor.

CLOAKROOM

Double glazed window to rear. Wall hung wash basin. Low level WC. Wood laminate flooring. Extractor.

STUDY/FAMILY ROOM

Tiled floor with under floor heating. Spotlights. Door to Store.

FIRST FLOOR LANDING

Double glazed window to rear. Radiator. Access to part boarded roof space with ladder and light. Cupboard. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator. Built-in double wardrobe and single wardrobe.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to rear. Radiator. Cupboard housing gas fired combination boiler.

REFITTED BATHROOM

Two obscure double glazed windows to rear. Ladder radiator. Panelled bath with mixer tap and pull out shower attachment, separate shower over and shower screen. Vanity wash basin with mixer tap. Close couple WC. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Enclosed by low level wall. Gravelled with raised flower and shrub beds. Driveway providing off road parking.

REAR GARDEN

Laid to lawn with gravelled borders and pathway. Shrub bed. Garden shed. Outside tap.

DIRECTIONS

From the town centre proceed through the railway arches leading out of town along the one way

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64 Market Place

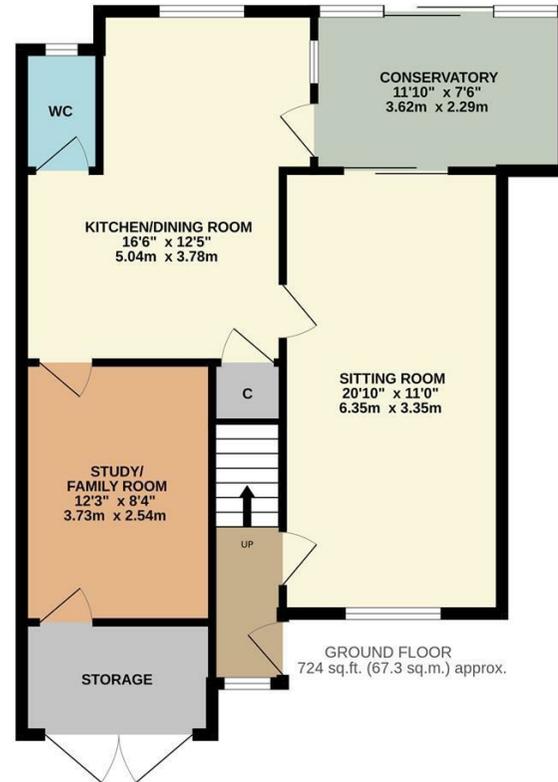
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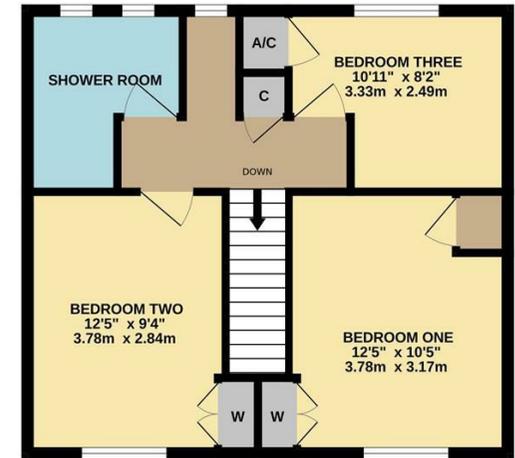
£300,000

system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second left into Brook Street. Take the first left into Boothmead and the property will be found in front of you.



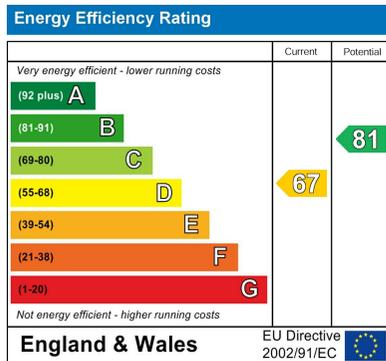
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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
475 sq.ft. (44.1 sq.m.) approx.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)

