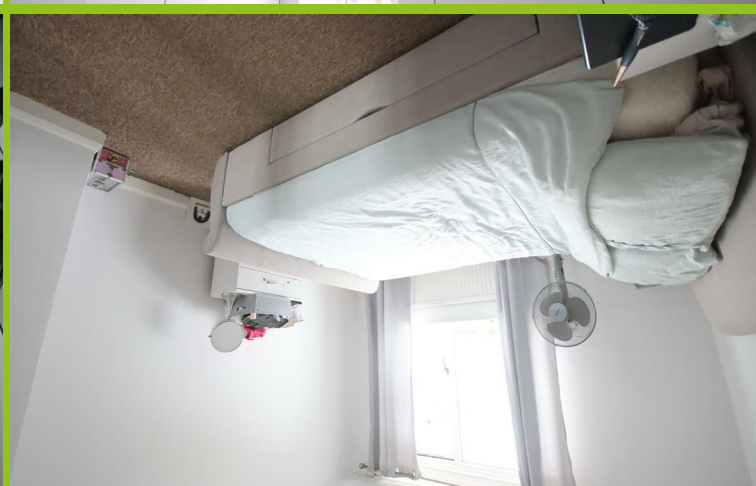




69 Woodlands Road, Chippenham, SN14 0HQ

A three bedroom mid terrace home located in a central location within Chippenham with easy walking distance of town centre, park and mainline station. On the ground floor the property comprises of entrance hall, sitting room with feature alcoves opening through to the kitchen/dining room with a range of fitted units and French doors to the garden. On the first floor there are two double bedrooms, a single bedroom and a refitted family bathroom with a white suite and over bath shower. Other benefits include gas central heating and double glazing. To the front is a low maintenance garden and to the rear is an enclosed paved garden with garden shed.

Situation

The property is located in a mature established central area of the town, conveniently situated within walking distance of the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

Accommodation Comprising:

Double glazed door leading to:

Entrance Hall

Radiator. Wood laminate flooring. Stairs to first floor. Dado rail. Door to:

Sitting Room

Two double glazed windows to front. Radiator. Wood laminate flooring. Opening through to:

Kitchen/Dining Room

Double glazed French doors to rear. Spotlights. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for electric cooker. Space and plumbing for washing machine. Further appliance space. Understairs storage. Tall cupboard housing boiler.

First Floor Landing

Access to roof space. Doors to:

Bedroom One

Double glazed window to front. Radiator. Picture rails.

Bedroom Two

Double glazed window to rear. Radiator. Built-in cupboard with radiator. Picture rails. Spotlights.

Bedroom Three

Double glazed window to front. Radiator. Over stairs storage cupboard. Spotlights.

Refitted Bathroom

Obscure double glazed window to rear. Chrome ladder. Panelled bath with shower over and screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas.

Outside

Front Garden

Enclosed by low level timber fencing with gated access. Paved for ease of maintenance.

Rear Garden

Enclosed by timber fencing. Fully paved. Outside water tap. Timber shed. Flower bed.

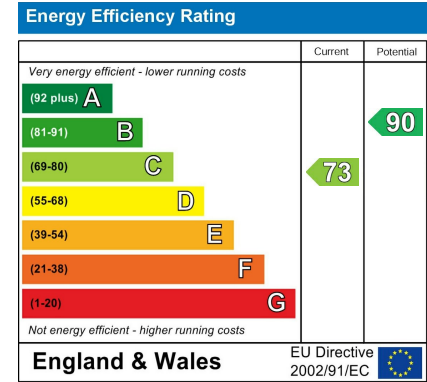
Directions

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. Take the first left into Woodlands Road and the property will then be found towards the end of the road on the left hand side, shortly before the turning into Loyalty Street.

Agents Note

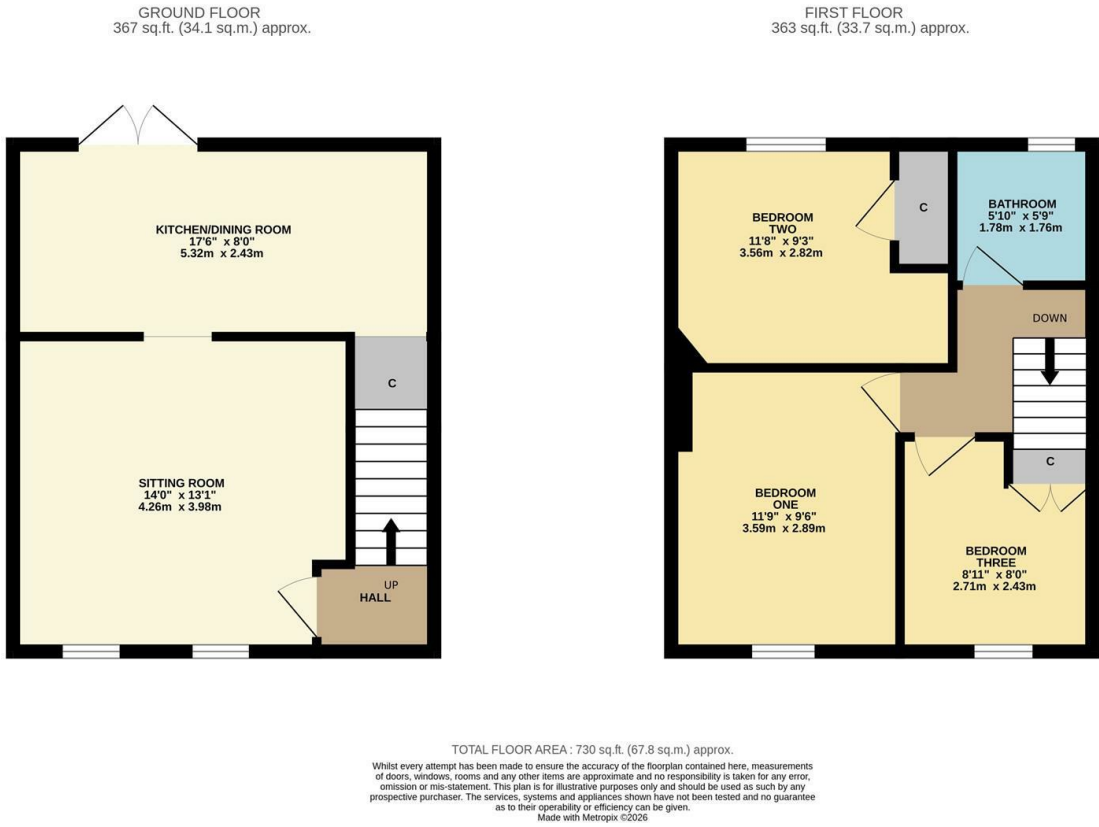
Right of access over neighbouring property to provide access to the rear garden.

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)