



1 Matford Hill, Chippenham, SN15 3NX

GOODMAN WARREN BECK

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£320,000

NO ONWARD CHAIN - A well presented two bedroom detached bungalow ideally situated on the sought after Monkton Park development, close to the railway station and riverside walks into the town centre and countryside. The accommodation comprises of entrance hall, a dual aspect sitting/dining room, modern well appointed kitchen with a range of fitted units and built-in oven and hob, two double bedrooms and a modern shower room with fitted furniture. Other benefits include uPVC double glazing and gas central heating with a recently replaced boiler. The property has a lawned garden to the front and driveway providing ample off road parking leading to the garage. There is a useful covered side passageway leading to an enclosed rear garden enjoying a good degree of privacy.

Situation

The property is ideally situated on the popular Monkton Park area within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Double glazed entrance door to:

Entrance Hall

Radiator. Access to roof space. Cupboard housing gas fired boiler. Wood laminate flooring. Doors to:

Sitting/Dining Room

Double glazed window to front and side. Radiator. Coving. Serving hatch to Kitchen.

Kitchen

Double glazed window to front. Radiator. Larder cupboard. Range of drawer and cupboard base units and matching wall mounted cupboard. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with extractor over. Built-in eye level oven. Space and plumbing for automatic washing machine. Space for fridge/freezer.

Bedroom One

Double glazed window to rear. Radiator. Coving. Sliding double doors to:

Bedroom Two

Double glazed window to rear. Radiator. Coving.

Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cubicle. Fitted furniture with tiled splashbacks to include vanity wash basin with chrome mixer tap and close coupled WC with concealed cistern.

Side Lobby

Double glazed door to front. Wooden door to rear.

Outside

Front Garden

Laid to lawn with flower and shrub borders. Gravelled driveway providing off road parking. Gated side access to rear garden.

Garage

Up and over door. Power and light.

Rear Garden

Enclosed garden enjoying a good degree of privacy. Paved seating area with lawn beyond and flower and shrub borders. Gravelled area.

Directions

From the High Street proceed up New Road and at the roundabout before the

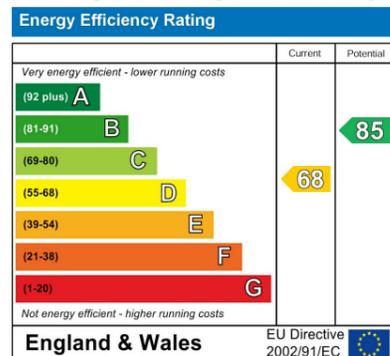
railway arches, turn right up Station Hill. Remain on this road which becomes Cocklebury Road. Continue to the T junction and turn left onto Eastern Avenue, turn right up the hill into Blackbridge Road. At the junction turn left into The Tinings and proceed down the hill. At the junction turn right into Riverside Drive then first right into Matford Hill.

GROUND FLOOR
 858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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