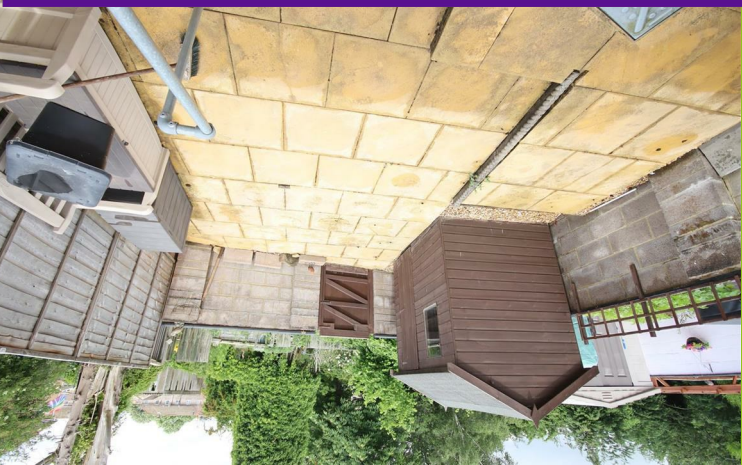




46 Stonelea Close, Chippenham, SN14 0DD

NO ONWARD CHAIN! A three bedroom property ideally situated in a quiet cul-de-sac offering easy access to a wide range of amenities. The accommodation offers an entrance porch, good size sitting room, kitchen/dining room with a range of fitted units, double glazed conservatory, three bedrooms and modern refitted shower with large walk-in shower. Other benefits include uPVC double glazing and gas central heating. To the front is good gravelled and paved front garden providing off road parking and to the rear is an enclosed paved garden with garden shed. There is then a garage in a nearby block.

Situation

The property is conveniently situated in a quiet cul-de-sac just a short walk from local amenities. The market town of 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, library, cinema and public parks. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

Accommodation Comprising:

Obscure double glazed entrance door with obscure double glazed side panel to:

Entrance Porch

Wood laminate flooring. Double glazed door to:

Sitting Room

Double glazed window to front. Radiator. Stairs to first floor. Gas fire with marble inset and hearth and wooden surround. Glazed double doors to:

Kitchen/Dining Room

Two double glazed windows to rear. Radiator. Fitted with a range of wall and base units. Worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit and mixer tap. Gas cooker. Slimline dishwasher. Fridge/freezer. Understairs storage cupboard. Wood laminate flooring. Obscure double glazed door to:

Conservatory

Double glazed with door to garden. Plumbing for washing machine.

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and then take the second right into Stonelea Close.

GOODMAN WARREN BECK

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Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£269,950

First Floor Landing

Access to roof space. Cupboard housing gas fired boiler. Doors to::

Bedroom One

Double glazed windows to front. Radiator.

Bedroom Two

Double glazed window to side and rear. Radiator. Built-in wardrobes and shelving.

Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard.

Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide walk-in showe. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Pedestal wash basin with chrome mixer tap. Fully tiled walls.

Outside

Front Garden

Gravelled and paved providing off road parking.

Rear Garden

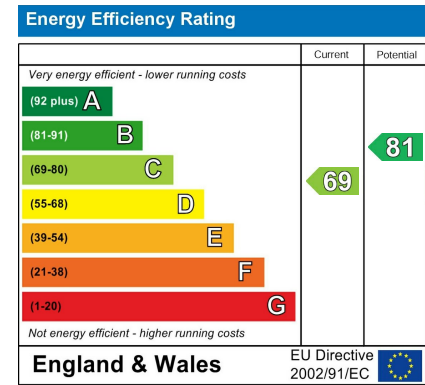
Enclosed with gated rear access. Paved. Garden shed.

Garage

Up and over door. Located in a nearby block.

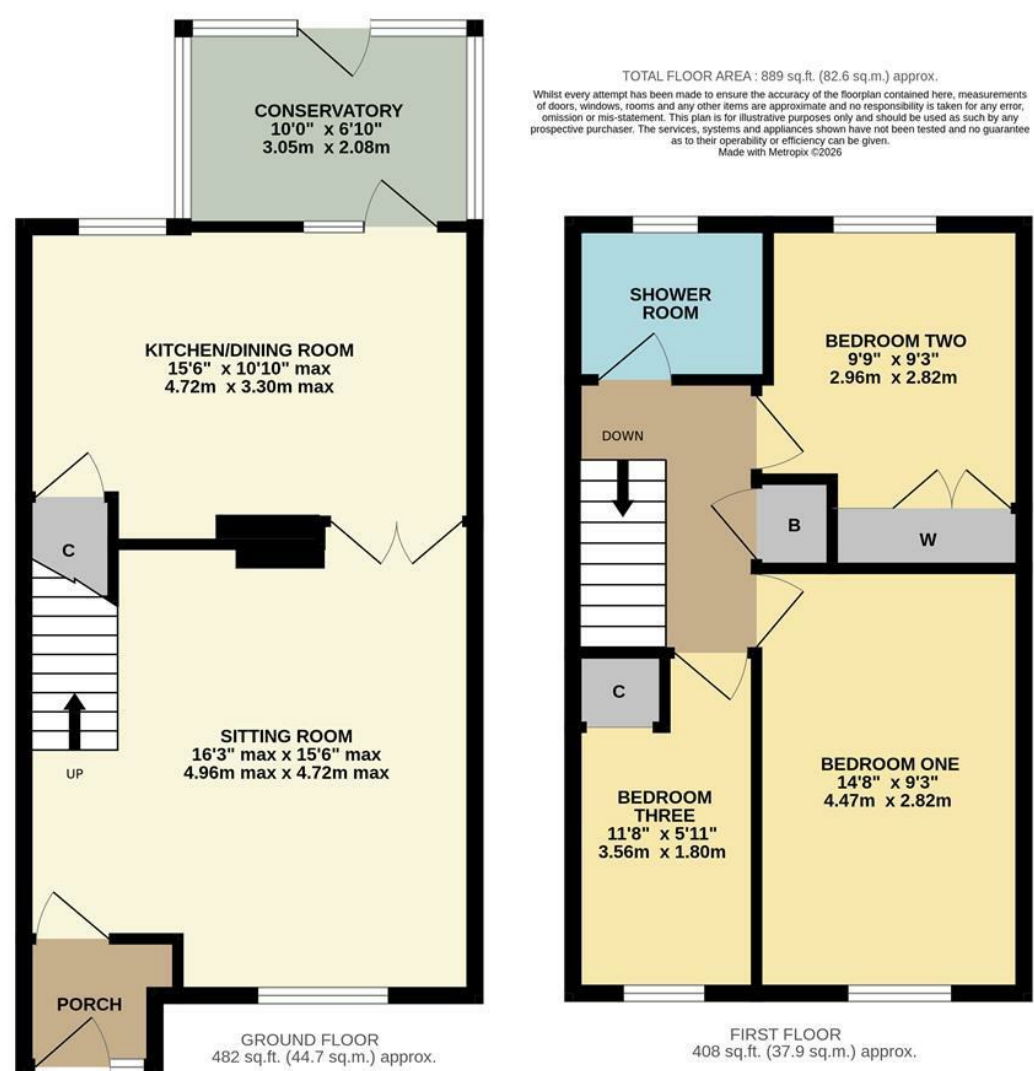
Directions

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)