



20 Blackbridge Road, Chippenham, SN15 3LT

A much improved detached bungalow ideally situated on the sought after Monkton Park development with the added benefit of a good sized, private south facing garden. The accommodation has been reconfigured by the current owner and now offers a lovely open plan style living with a sitting room with wood burning stove opening through to a kitchen/dining room with a range of fitted units and a door opening into the garden. This is complimented by a master bedroom enjoying a dual aspect and with fitted wardrobes, a second bedroom and refitted bathroom with corner bath and fitted furniture. Other benefits include uPVC double glazing and gas central heating. The property is set on a generous plot with good frontage and a driveway providing ample off road parking leading to a detached garage. To the rear is the lovely mature sought facing garden with a two tier porcelain patio area, lawn, well stocked borders and mature trees and shrubs.

Situation

The property is situated on the popular Monkton Park area, within walking distance of the town centre and its numerous amenities, mainline rail station and Olympiad Sports Centre. M4 J.17 is c.4 miles north providing swift access to the major centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Hall

Radiator. Access to roof space. Oak doors to bedrooms and bathroom. Storage cupboard. Opening into:

Open Plan Living Space

Comprising of:

Sitting Room

Double glazed window to front. Radiator. Cast iron wood burning stove.

Kitchen/Dining Room

Two double glazed windows and a door to rear. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with splashback and inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob and eye level electric double

Rear Garden

Good size, lovely mature garden enjoying a great degree of privacy and a southerly aspect. Fully enclosed with a delightful two tier porcelain paved seating area with composite fence panels. Lawn beyond with well stocked borders and mature trees and shrubs. Composite side gate and panel.

Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. This road becomes Cocklebury Road. At the junction turn left into Eastern Avenue then right into Blackbridge Road. The property will then be found on the right hand side.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Council Tax Band: C

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £380,000

oven. Integrated dishwasher and washer/dryer. Space for fridge/freezer. Water softener.

Bedroom One

Double glazed window to side and rear. Radiator. Wood laminate flooring. Built-in triple wardrobe.

Bedroom Two

Double glazed window to front. Radiator.

Refitted Bathroom

Double glazed window to front. Corner jacuzzi style bath with chrome filler. Separate shower over with rainfall shower head and handset. Vanity wash basin with chrome mixer tap and cupboards under. Close coupled WC with concealed cistern.

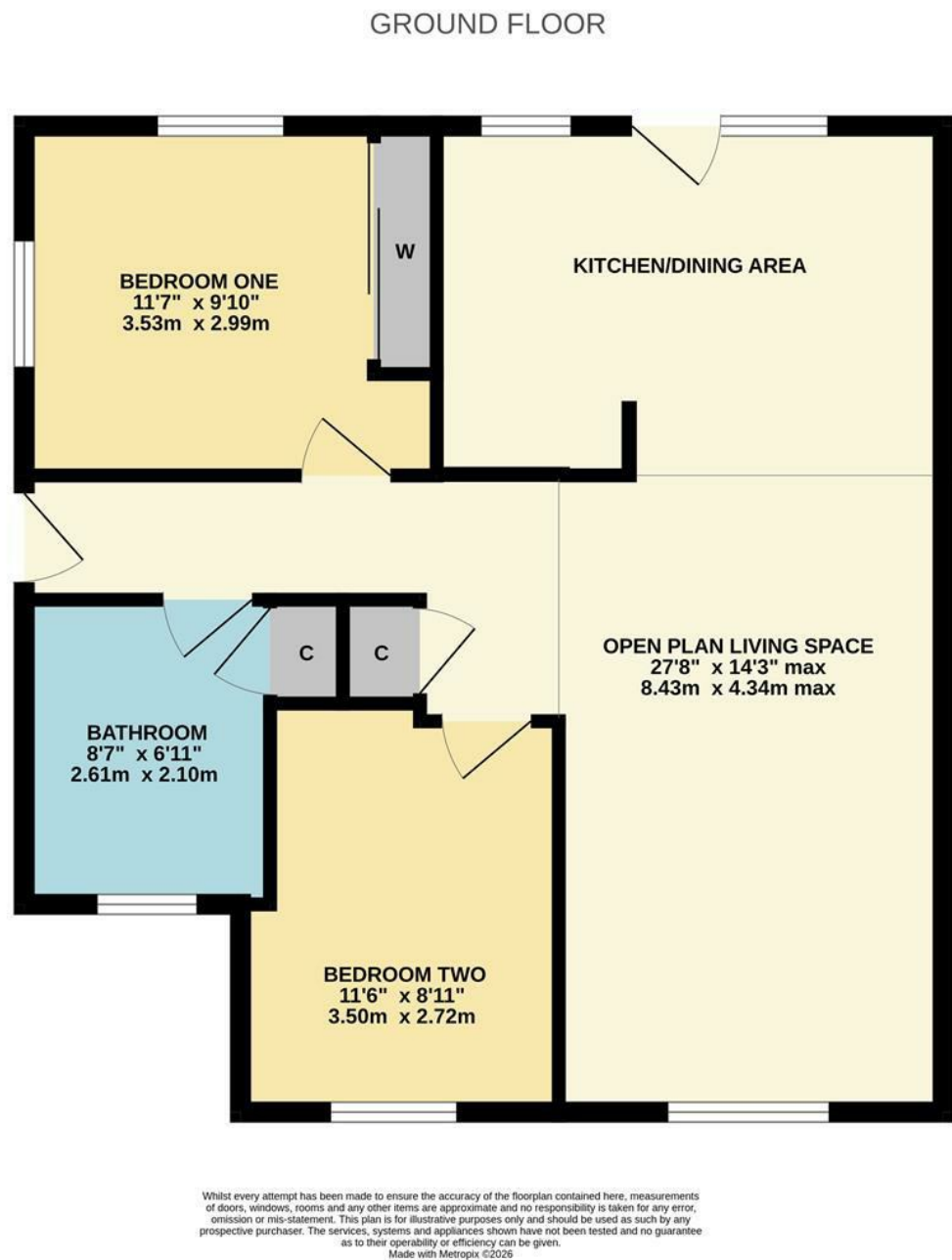
Outside

Front Garden

Laid to decorative stone and planted with mature shrubs. Driveway leading to garage providing ample off road parking. Composite gate and panel giving side access to rear garden.

Detached Garage

Up and over door. Window to side and rear. Half glazed personal door to side. Power and light.



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)