GOODMAN WARREN BECK

49b The Causeway
Chippenham





















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49b The Causeway, Chippenham, SN15 3DD

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NO ONWARD CHAIN! A charming home ideally situated in the heart of the town centre, perfect for those seeking convenient access to excellent transport links with the bus station just a short distance away and the mainline railway station within easy walking distance. The accommodation comprises a communal entrance hall with a private door leading into a spacious kitchen/dining room, complete with a built-in oven and hob and direct access to the rear garden. The ground floor also features a bathroom with a utility area along with a well-proportioned double bedroom and a dressing room - which is currently utilised as a second bedroom. An inner hallway with a staircase leads to the first floor where you'll find a stunning sitting room boasting a statement vaulted ceiling with exposed beams. From here French doors open onto a rear balcony, with external steps leading down to the garden. Outside, the property enjoys a delightful cottage-style garden, fully enclosed and thoughtfully designed with multiple seating areas and well-stocked borders.

£275,000

Situation
The property is situated in The Causeway close to the Town Centre offering a wide range of amenities. A short walk away is the River Avon and Monkton Park with riverside walks, cycleways and a nine hole golf course. Pedestrian access leads on through to the mainline railway station linking to the Georgian City of Bath, the commercial centres of Bristol and Swindon as well as London Paddington in just over an hour. M4 J.17 is c.5 miles north of Chippenham.

Accommodation Comprising:
Obscure double glazed entrance door to:

Communal Entrance Hall
Corridor leading to:

Kitchen
A lovely light room with two roof light boxes. Fitted with a 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 mixer tap. Built-in oven and hob with extractor over. Integral dishwasher. Integral fridge/freezer. Tiled floor radiator. Internal obscure double glazed window to side. Door to Inner Hall. Door to rear garden. Doors to Bedroom and Bathroom/Utility Room.

Bathroom/Utility Room
Skylight window to rear. Bath with mixer tap shower over. Wall hung wash basin. Close coupled WC. Worksurface with space under for washing machine and tumble drier. Wall mounted Worcester boiler. Chrome ladder radiator. Further radiator.

Bedroom
Double glazed window to rear. Radiator. Door to Dressing Room.

Dressing Room
Currently utilised as a second bedroom. Walk-in cupboard. Understairs storage cupboard.

Sitting Room
Two uPVC double glazed windows to side. French doors opening onto decked balcony. Vaulted ceiling with statement decorative exposed beams. Three radiators.

Outside
Rear Garden
First floor balcony with views with steps down to the garden. Cottage style garden with irregular paving and borders. Fully enclosed brick and stone walls.

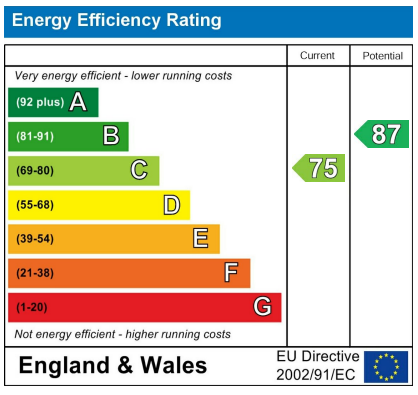
Directions
From the Market Place proceed along The Causeway where the property will be found on the left hand side.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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