



33 Wicks Drive
Chippenham, SN15 3FS

GOODMAN WARREN BECK

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NO ONWARD CHAIN! A modern three bedroom semi detached house ideally situated on the popular Pewsham development offering easy access to a wide range of amenities. The ground floor accommodation offers a useful entrance porch, a good size sitting room, the garage has then been converted to a create a separate dining area and a kitchen with door to the garden. The first floor then boasts three good size bedrooms and a wet room. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking and to the rear is an enclosed garden with patio area and lawn.

SITUATION

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, 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 to:

ENTRANCE PORCH

Obscure double glazed window to side. Door to:

SITTING ROOM

Double glazed window to front and rear. Two radiators. Stairs to first floor. Understairs cupboard.

DINING AREA

Double glazed window to front. Radiator.

KITCHEN

Double glazed window to rear. Double glazed door to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces. Inset single bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for automatic washing machine and fridge/freezer. Tiled floor. Fully tiled walls.

FIRST FLOOR LANDING

Access to roof space. Cupboard housing Worcester combination boiler. Doors to:

BEDROOM ONE

Double glazed window to rear. Radiator.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

WET ROOM

Obscure double glazed window to front. Radiator. Shower area. Pedestal wash basin. Close coupled WC. Fully tiled walls.

OUTSIDE

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

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£295,000

FRONT GARDEN

Driveway providing off road parking. Picket fence with gravelled area and path to front door.

REAR GARDEN

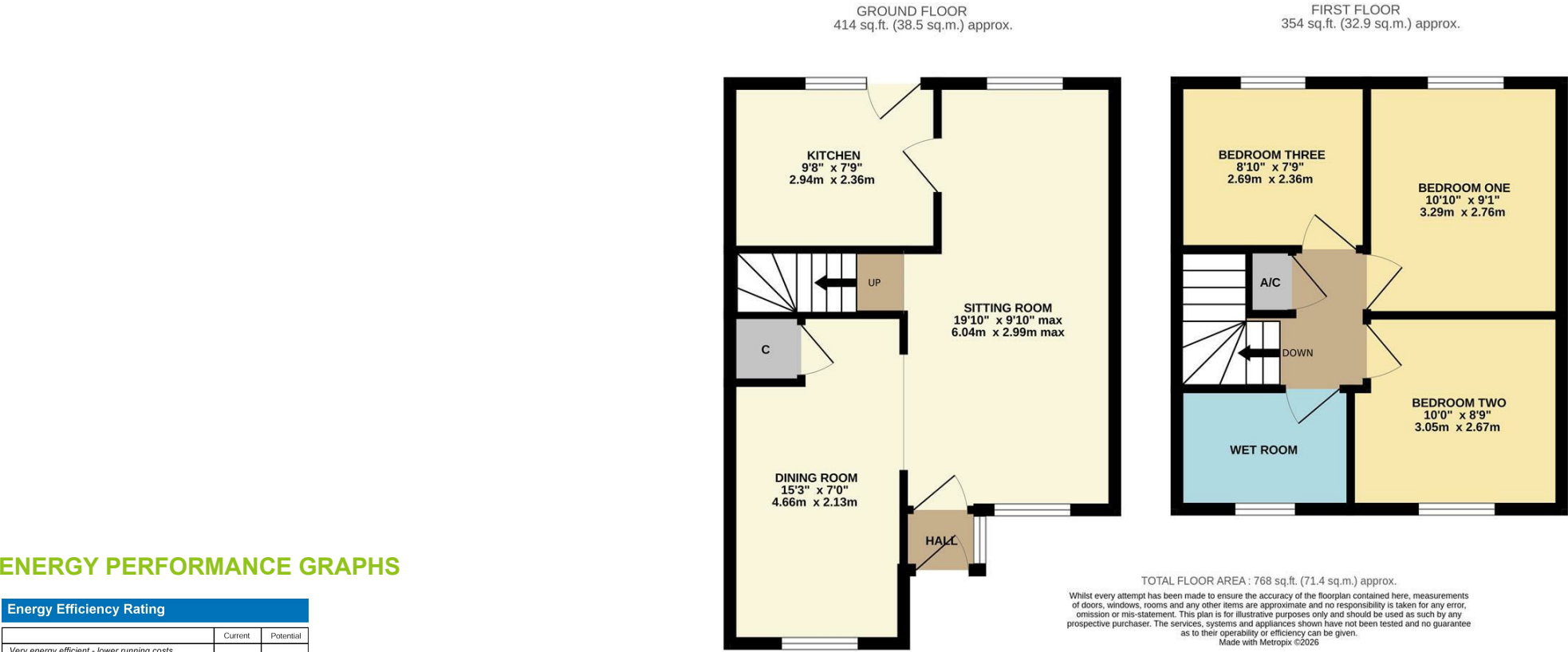
Enclosed by wall and fencing with gated side access. Full width patio with lawn beyond. Outside tap.

DIRECTIONS

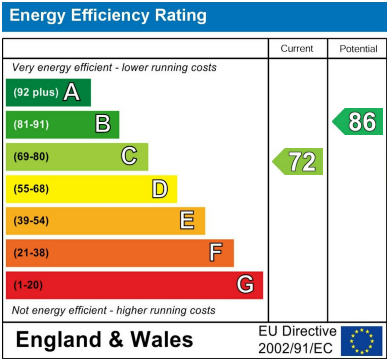
From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, take the third left into Wicks Drive where the property can be found on the right hand side, after the turning to Jordan Close.

AGENTS NOTE

There is an improvement indicator noted against the council tax band on this property.



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)

