

49b The Causeway, Chippenham, SN15 3DD

GOODMAN WARREN BECK

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£325,000

NO ONWARD CHAIN! A charming two-bedroom 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 two well-proportioned double bedrooms. 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.

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:

Entrance Hall

Stairs to first floor. Radiator. Tiled floor.

Cloakroom

Radiator. Pedestal wash basin with tiled splashbacks. Close coupled WC. Tiled floor. Extractor.

Kitchen

Double glazed window to front and side. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with extractor over. Space for fridge and freezer. Tiled floor. Gas combination boiler. Radiator.

Sitting Room

Double glazed window to front.

Half Landing

Obscure double glazed window to rear.

Bedroom One

Double glazed window to front and side. Radiator.

Bedroom Two

Double glazed window to side. Radiator.

Bathroom

Obscure double glazed window to side. Towel rail/radiator. Panelled bath with shower over and screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls.

Outside

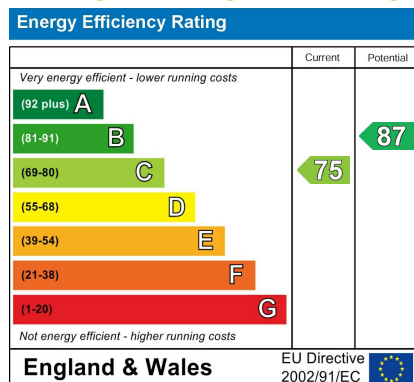
Rear Garden

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.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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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