

# 10 Downham Mead, Chippenham, SN15 3LN

**GOODMAN WARREN BECK**

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**£355,000**

A much improved and well presented three bedroom semi detached bungalow ideally situated on the level within the sought after Monkton Park development offering easy access to a wide range of amenities including the town centre and mainline station. The accommodation offers a reception hall, generous sitting room with feature fireplace, quality refitted kitchen with an extensive range of fitted units and integrated dishwasher and washing machine, three bedrooms and a quality refitted shower room. Other benefits include replacement uPVC double glazing, gas central heating via a Worcester combination boiler and a brand new roof with the added reassurance of a 10 year warranty. To the front is a low maintenance gravelled garden with driveway providing ample off road parking leading to the garage. To the rear is a good size west facing garden laid mainly to lawn with large patio area and garden shed.

## Situation

The property is situated in the popular Monkton Park area, within level 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:

Double glazed entrance door to:

### Reception Hall

Luxury vinyl tiled floor. Storage cupboard. Access to part boarded roof space. Coving. Doors to:

### Sitting Room

uPVC double glazed window to front. Radiator. Feature fireplace. Coving. Luxury vinyl tiled floor. Doorway to:

### Refitted Kitchen

uPVC double glazed window to rear. Contemporary style radiator. Luxury vinyl tiled floor. Range of drawer and cupboard base units with matching wall mounted cupboards. Larder cupboard. Work surfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated dishwasher and washing machine. Space for cooker with stainless steel extractor over. Space for fridge/freezer. Coving. Obscure uPVC double glazed door to rear.

### Bedroom One

uPVC double glazed window to rear. Radiator. Luxury vinyl tiled floor.

### Bedroom Two

uPVC double glazed windows to front. Radiator. Built-in wardrobe. Luxury vinyl tiled floor.

### Bedroom Three

uPVC double glazed window to front. Radiator. Luxury vinyl tiled floor.

### Refitted Shower Room

Obscure uPVC double glazed window to rear. Ladder radiator. Large shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Aqua panels to principle areas. Cupboard housing gas fired combination boiler.

### Outside

#### Front Garden

Enclosed by low level wall. Mainly laid to gravel with driveway leading to garage providing off road parking.

#### Garage

Up and over door. Double glazed window to rear. Power and light.

#### Rear Garden

Enclosed by timber fencing. Extensive paved seating area. Laid to lawn beyond with shrub border. Patio leading to gravelled area with pond and vegetable beds. Outside tap and light. Garden shed.

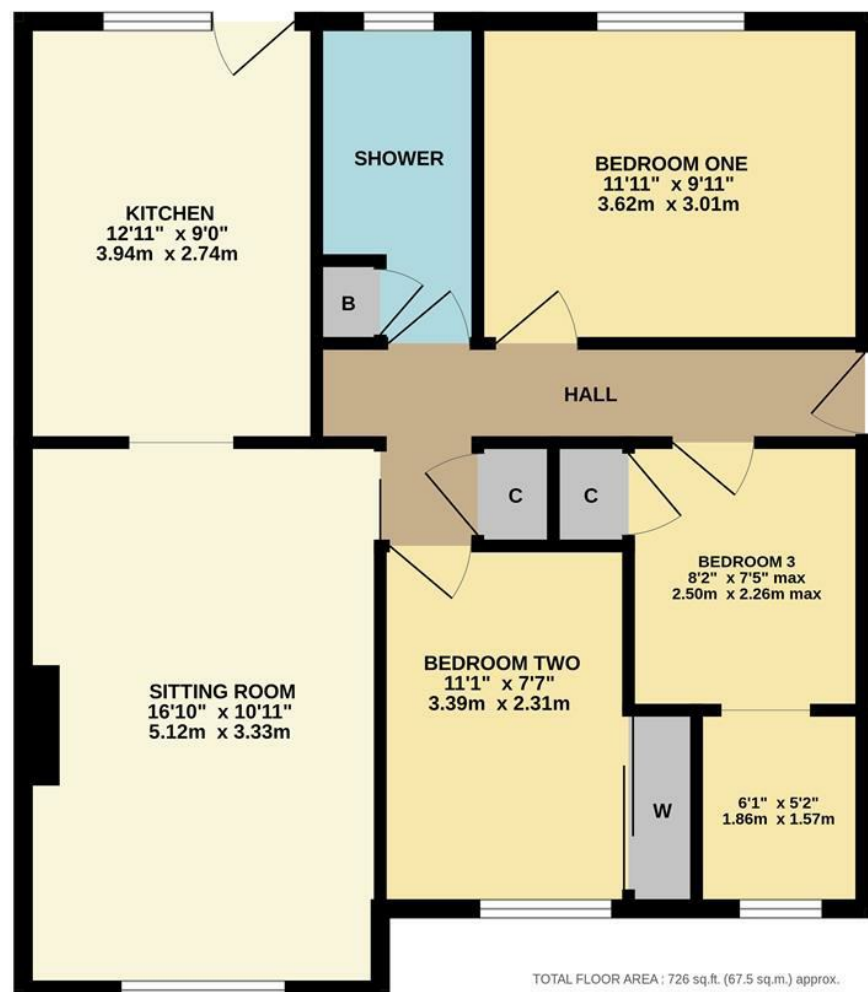
### Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. Remain on this road which becomes Cocklebury Road and go round the right hand bend and take the third right into Downham Mead.

### Agents Note

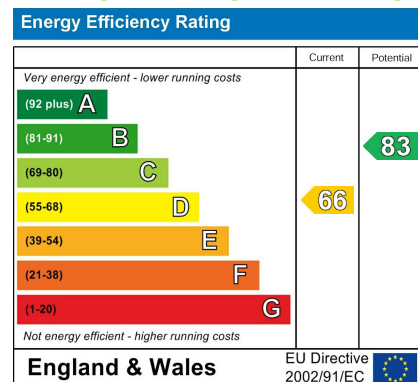
There is an improvement indicator showing against the council tax band for this property, therefore the council tax band may change.

GROUND FLOOR  
 726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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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