



27 Allington Way, Chippenham, SN14 0JT

GOODMAN WARREN BECK

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£276,500

A spacious terraced house offered with no onward chain, situated on the west side of town close to senior and junior schools and range of local amenities. The property offers three good size bedrooms and modern bathroom, a dual aspect sitting room with French doors to the garden and a good size kitchen/dining room with built-in hob and oven, tiled floor and French doors to the garden. Other benefits include uPVC double glazing, gas central heating, front garden with double width block paved driveway and enclosed rear garden with patio area and lawn.

Situation

Ideally situated to the western outskirts of the town centre with good access to primary and senior schools, together with local shops. Good motor commuting to the larger centres of Bath, Bristol, London and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

Reception Hall

Obscure uPVC double glazed entrance door and side panels. Stairs to first floor. Tiled floor. Radiator. Doors to:

Sitting Room

18'0" x 10'8"
 Double glazed window to front. Double glazed French doors to garden. Fire surround. Radiator.

Kitchen/Dining Room

18'0" x 13'4" Max
 Double glazed window to front. French doors to rear garden. Fitted with a range of wall and base units. Rolled edge work surfaces with single bowl single drainer stainless steel sink unit with mixer tap and tiled splash backs. Built-in electric oven and hob with extractor over. Space and plumbing for automatic washing machine. Tiled floor. Inset spotlights. Under stairs cupboard.

First Floor Landing

Double glazed window to rear. Radiator. Doors to:

Bedroom One

12'2" x 10'1"
 Double glazed window to front. Storage cupboard. Radiator,

Bedroom Two

10'10" Max x 9'11" plus Door Recess
 Double glazed window to front. Over stairs storage cupboard. Access to loft. Radiator.

Bedroom Three

7'11" x 7'11"
 Double glazed window to rear. Built-in cupboard housing boiler. Radiator.

Bathroom

Obscure double glazed window to rear. Panelled bath with mixer tap and shower attachment over and concertina shower screen. Pedestal wash basin. Close coupled WC. Fully tiled walls. Chrome ladder radiator.

Outside

Front Garden

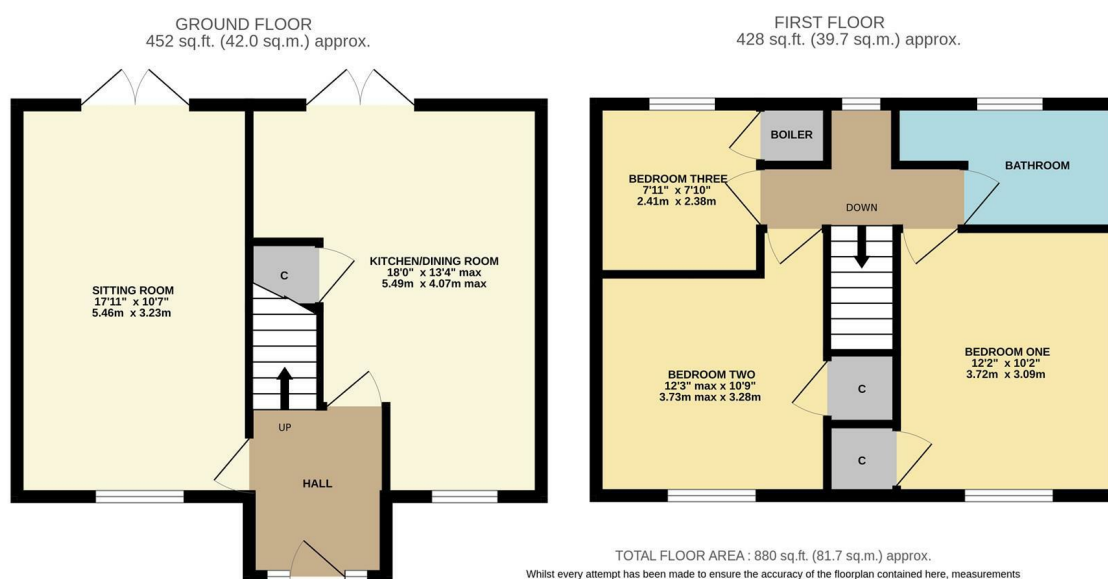
The front garden is bounded by hedgerow to the side and laid to lawn with double width, block paved driveway.

Rear Garden

Enclosed garden with patio area, gravelled area and level lawn.

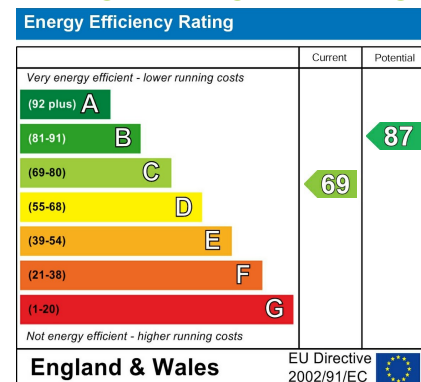
Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the first right into Allington Way where the property will be found on the left hand side.



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: B

Tenure: Freehold

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