



38 Clift House  
Chippenham

GOODMAN WARREN BECK

# 38 Clift House, Chippenham SN15 1DS

**NO ONWARD CHAIN!** A much improved and beautifully presented two bedroom bungalow within this highly sought-after retirement complex for the over-55s, ideally situated within walking distance of local amenities and the mainline railway station. This home provides comfortable and convenient living in a desirable setting. The accommodation offers a welcoming hallway, sitting room with a feature fireplace and electric fire, a contemporary refitted kitchen, two generously sized bedrooms both with built-in storage and a stylish refitted shower room with fitted furniture. Further benefits include electric heating, double glazing, emergency pull-cord assistance, communal parking, attractive shared gardens, and a communal drying area.

## SITUATION

The property is very conveniently situated just a short walk from the town centre with its numerous amenities, the local post office and general stores and mainline rail station (London Paddington c.1 hour). Picturesque John Cole's Park with its bandstand is also just a few minutes walk away. J.17 of the M4 motorway is c.4 miles north.

## ACCOMMODATION COMPRISING:

Obscure double glazed entrance door to:

### RECEPTION HALL

Electric heater. Karndean flooring. Telephone entry system. Deep cupboard housing hot water tank. Doors to:

### SITTING ROOM

Double glazed window to front. Electric heater. Feature electric fireplace. Coving.

### REFITTED KITCHEN

Double glazed window to front. Fitted with a range of matching drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with tiled splashbacks and undermounted stainless steel sink unit with chrome mixer tap with filtered

water tap. Built-in induction hob with extractor over. Built-in eye level oven. Warming drawer. Built-in fridge freezer. Spotlights. Space and plumbing for washing machine. Karndean flooring.

### BEDROOM ONE

Double glazed window to rear. Electric panel heater. Built-in wardrobes, drawer unit and bedside cupboards.

### BEDROOM TWO

Double glazed window to rear. Electric panel heater. Fitted wardrobes, shelving and drawer unit.

### REFITTED SHOWER ROOM

Electric towel rail. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Drawer unit. Mirrored cabinet. Fully tiled walls. Karndean flooring. Spotlights. Extractor.

### COMMUNAL GARDENS & FACILITIES

To include a communal lounge, gardens, clothes drying enclosure and car parking.

### DIRECTIONS

From the town centre proceed through the railway

arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Keep to the left and at the next roundabout turn left into Malmesbury Road. Take the next left into Greenway Lane and on the first bend turn right into the grounds of Clift House. The bungalows will be found to the left.

## GOODMAN WARREN BECK

64 Market Place

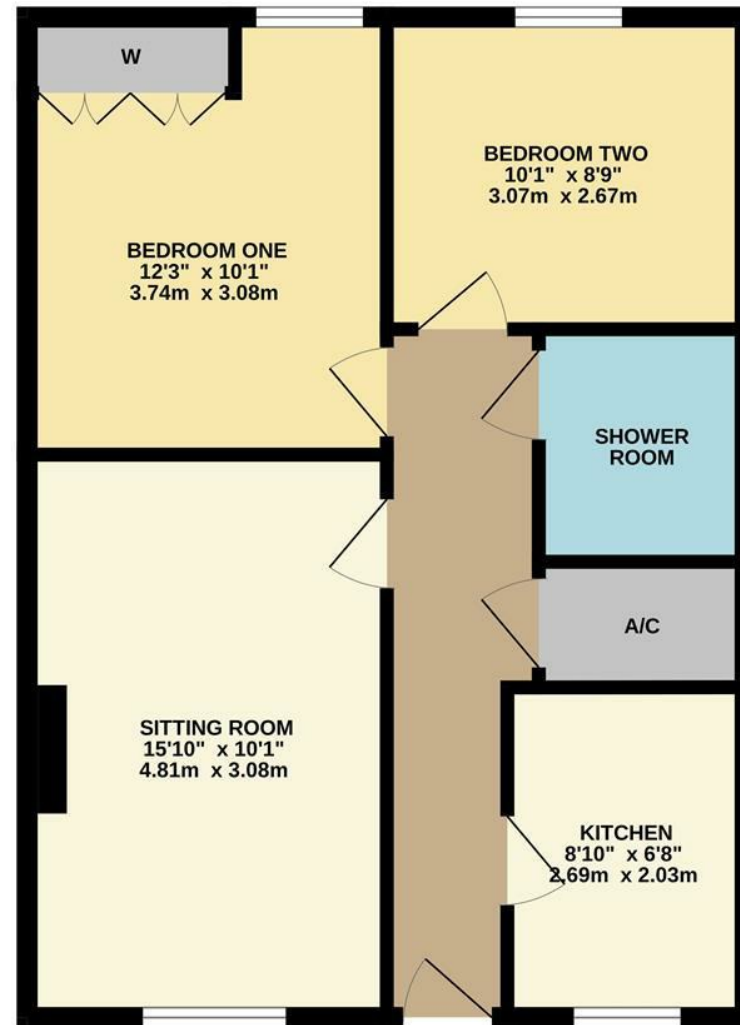
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**£189,950**

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: B

Tenure: Leasehold

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)

