Rowden Road, Chippenham

£312,000

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- CASH BUYERS ONLY
- Detached Three Bedroom Family Home
- Central Chippenham in Quiet Cul-De-Sac Location
- Living Room with Connecting Dining Room
- Kitchen Breakfast Room
- Downstairs Shower Room and Upstairs Family Bathroom
- Large Private Rear Garden
- Garage and Driveway Parking
- Lean-To Conservatory/Boot Room
- Gas Central Heating and Double Glazing

33, Rowden Road

A substantial three bedroom detached home in need of some cosmetic updating and suitable for CASH BUYERS ONLY. Located in the centre of Chippenham in a quiet cul-de-sac location, with the town's multiple amenities a short walk away and close to open green space.

This handsome detached residence enjoys an excellent sized rear garden, garage and driveway parking. With some period features to include exposed floorboards, parquet flooring and quarry tiling, the home offers two good sized reception rooms, which interlink via a sliding glass door. There is also a kitchen breakfast room, downstairs shower room/cloakroom and a lean-to conservatory. Upstairs, there are two excellent sized double bedrooms, a third single bedroom and a bathroom.

There is the benefit of a garage and driveway parking alongside a front garden.

Gas central heating and double glazing.

The home is located close to excellent transport links to include the M4 and regular bus and train services.

Location
The home is placed on a peaceful cul-de-sac with open fields at the end of the road, whilst being conveniently located around a ten minute walk from the facilities of Chippenham centre. The local railway station is around fifteen minutes walk away, as are th.e secondary schools of Sheldon and Hardenhuish. There are numerous primary schools also within easy reach. Chippenham Community Hospital is on the doorstep, which has a minor injuries department and a maternity unit. Next to this is a GP surgery
Within walking distance is the River Avon, Westmead Open Spaces, Mortimores Wood and the Olympiad Sports centre which has a swimming pool.

The Home
Outlined in more details as follows;

Entrance Porch
A useful double glazed porch which provides space for coat and shoe storage and entry to the home.

Entrance Hall
A welcoming and spacious entrance hall with original quarry tiled flooring. Space for display and/or storage furniture. The hall gives access to the living room, dining room, shower room and kitchen breakfast room. Balustrade stairs rise to the first floor.

Living Room
13'8 max x 11'2 (4.17m max x 3.40m)
With a beautiful bow bay window to the front, the living room is a lovely bright room and can accommodate multiple sofas and armchairs, alongside further display furniture. Parquet wood flooring. A glazed sliding door opens to the dining room.

Dining Room
12'5 x 11'2 (3.78m x 3.40m)
The dining room can happily accommodate a large dining set alongside further furniture. A window views into the conservatory. Parquet flooring.

Shower Room/Cloakroom
The downstairs shower room comprises a shower cubicle, pedestal water closet and wash basin. Tiling to floor and walls.

Kitchen Breakfast Room
The kitchen is a great size and is fitted with base and wall cabinets with laminate and tiled worksurfaces. There is space for a moderately sized dining set. Integrated is a drainer sink and double oven. There is space for a freestanding cooker, under counter fridge freezer and plumbing for a washing machine and dishwasher. Door to the integral garage. Two windows view out to the rear garden and a door opens to the lean to conservatory.

Lean-To Conservatory/Boot Room
With power and light, the lean-to conservatory /boot room offers additional downstairs space for appliances and furniture. Windows and double doors open to the rear garden.

Upstairs Landing
The landing gives access to the three bedrooms and the bathroom. There is a window at the top of the staircase that views to the side of the home. Exposed floorboards. Loft access is here, where there is a drop down ladder, power, light and partial boarding.

Bedroom One
13'10 x 12'7 (4.22m x 3.84m)
Bow bay window to the front elevation flooding the room with natural daylight. An excellent sized room with ample space for a kingsized bed, bedside tables and further bedroom furniture. There is the benefit of fitted wardrobes, overhead cupboards and a dressing table. Exposed floorboards.

Bedroom Two
11'2 x 10'5 (3.40m x 3.18m)
Another good size double bedroom with a window that views over the rear garden. Ample space for a kingsize bed alongside further furniture. Also benefitting from built-in wardrobes and overhead cupboards. Exposed floorboards.

Bedroom Three
7'6 x 6'5 (2.29m x 1.96m)
Bedroom three is used as a single bedroom but would also lend itself to being a good home office. A window views to the front. Exposed floorboards.

Bathroom
The bathroom comprises a panel enclosed bath with a shower attachment and mixer tap, pedestal water closet and wash basin. A window with privacy glass to the rear aspect. Tiled finishings. The airing cupboard is located here, which houses the gas combi boiler.

Rear Garden
The rear garden is perfect for a family, providing ample space for all to enjoy relaxation, dining and recreation. A great space to kick a football or for a trampoline, the garden enjoys a wonderful level of privacy and is fully enclosed by fencing. It is mainly laid to lawn, with some mature trees and shrubs to the borders, a paved patio area and a stepping stone path that meanders down to the far end. There is side access around the house to the front.

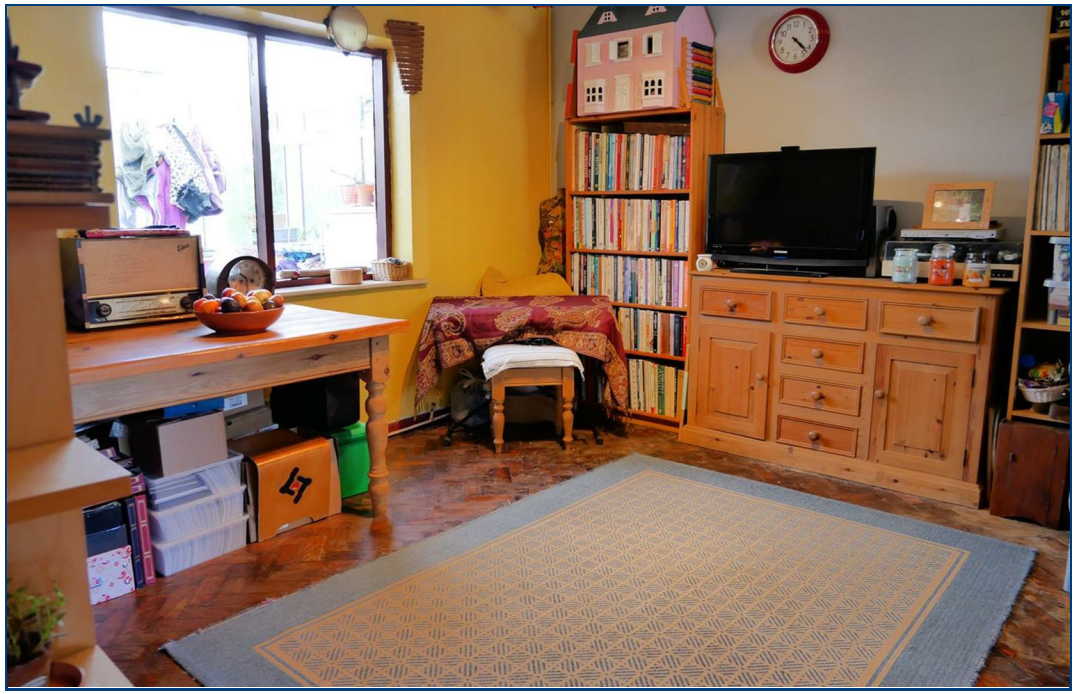
Front Garden
The front garden has a low level brick wall, and is mainly laid to lawn with mature planting.

Garage and Driveway
The garage has an up and over door and has power and light installed. The understairs storage cupboard is accessed from here.

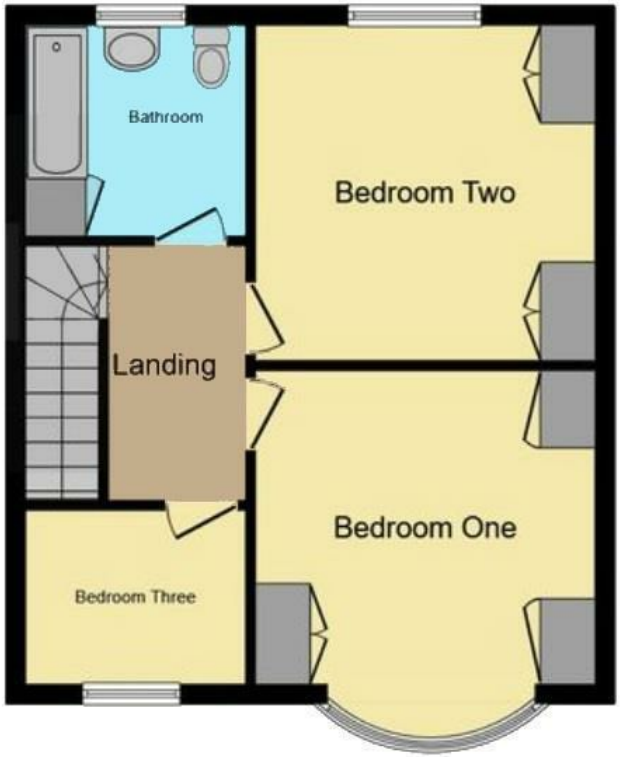
Services
All mains services are connected.

Council Tax Band D.

Suitable for cash buyers only - please contact Butfield Breach for information.



Ground Floor



First Floor

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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