



134 Wood Lane
Chippenham, SN15 3DZ

GOODMAN WARREN BECK

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NO ONWARD CHAIN! A much improved and well presented three bedroom end of terrace property ideally located in a central location within easy walking distance of the town centre and mainline station. The property has been refurbished throughout with new flooring and decoration and has accommodation offering an entrance hall, sitting room with wood laminate flooring, kitchen with a range of high gloss units and built-in oven and hob and free standing fridge/freezer, useful utility area with washing machine, a refitted downstairs WC, three bedrooms and a refitted bathroom. Other benefits include double glazing and gas central heating. To the front is an area of garden with gravel and lawn. To the rear is a large enclosed garden laid to lawn with new fencing and gated access to a driveway and more garden which would be ideal to create a large parking area.

SITUATION

The property is situated in a central location within close proximity of the town centre and it's numerous amenities. It is within walking distance of nursery, primary/preschool and a highly regarded secondary school. The mainline rail station is approximately a 20 minutes walk away. M4 J.17 is c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

ACCOMMODATION COMPRISING:

Obscure double glazed entrance door to:

ENTRANCE HALL

Double glazed window to side. Stairs to first floor. Door to:

SITTING ROOM

Double glazed window to front. Radiator. Luxury vinyl tiled floor. Door to:

KITCHEN

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with splashback and inset one and a half bowl single drainer stainless steel sink unit and chrome

mixer tap. Built-in electric oven and hob. Fridge/freezer. Luxury vinyl tiled floor. Spotlights. Doorway to:

UTILITY

Obscure double glazed window to side. Obscure double glazed door to rear. Luxury vinyl tiled floor. Worksurfaces with splashback. Washing machine. Space and plumbing for dishwasher or space for tumble drier. Door to:

CLOAKROOM

Obscure double glazed window to side. Radiator. Vanity wash basin with chrome mixer tap, splashback and cupboard under. Close coupled WC. Luxury vinyl tiled floor. Spotlights.

FIRST FLOOR LANDING

Double glazed window to side. Access to roof space. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator.

BEDROOM TWO

Double glazed window to rear. Radiator. Built-in double cupboard housing gas fired combination boiler for radiator central heating and hot water.

GOODMAN WARREN BECK

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£259,950

BEDROOM THREE

Double glazed window to side. Radiator. Stair bulkhead.

BATHROOM

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap, electric shower over and concertina shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Aqua panels. Spotlights. Luxury vinyl tiled floor.

OUTSIDE

FRONT GARDEN

Enclosed by picket fencing with gate and path to front door. Laid to gravel and lawn. Path to gated side access to rear garden.

REAR GARDEN

Enclosed by newly erected timber fencing. Laid to lawn with gated access to:

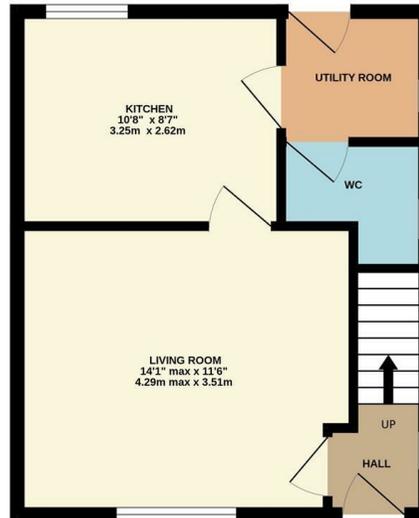
PARKING/FURTHER GARDEN

Ideal space for creating an extensive area of off road parking.

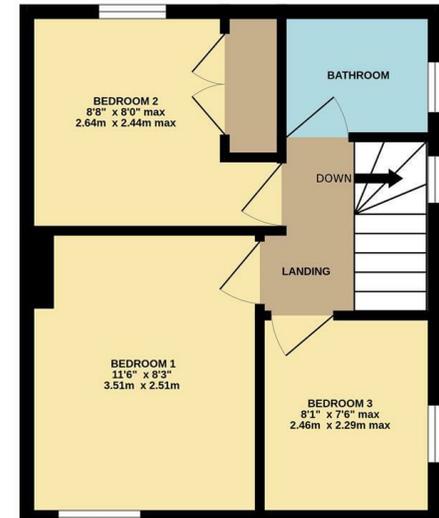
DIRECTIONS

From the Market Place proceed along The Causeway. At the roundabout turn right and then take the first left into Wood Lane. The property will then be found past the school on the left hand side.

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



FIRST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	65
(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: Freehold

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