



Chalfont Bath Road, Chippenham, SN14 0AD

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

£375,000

A spacious three bedroom semi detached house on the western side of town set on a generous plot with rear access to a large parking area and garage. The ground floor accommodation offers an entrance porch, spacious reception hall, a light and airy sitting room with fireplace, a good size refitted kitchen/dining room with a range of fitted units and built-in appliances, large rear lean to and useful utility closet. The first floor then offers two double bedroom, a third single bedroom and a quality refitted bathroom. The property enjoys a large frontage laid mostly to lawn with garden shed. To the rear is a good size garden with patio area, lawn, hardstanding and useful workshop/store. Gated access then opens into a large parking area with a single garage. The property has also got current planning permission for a two storey rear extension.

Situation

The property is setback off the main Bath Road into the town, close to superstores, within easy reach of the town centre, mainline rail station and its many amenities and the River Avon with its delightful walks and cycle path. Local primary schools are close by and M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

Accommodation Comprising:

Double glazed sliding patio doors with side panel to:

Entrance Porch

Double glazed window to side. Original wooden entrance door to:

Reception Hall

Double glazed window to side. Radiator. Stairs to first floor with cupboard under. Luxury vinyl tiled floor. Picture rails. Doors to:

Sitting Room

Double glazed window to front and side. Radiator. Feature fireplace with Oak beam and tiled hearth. Picture rails.

Refitted Kitchen/Dining Room

Obscure double glazed window to side. Radiator. Two original fitted cupboards. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Work surfaces with matching upstands and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric hob with splashback and stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher and fridge/freezer. Cupboard housing gas fired combination boiler. Spotlights to Kitchen area. Picture rails to Dining Area. Glazed double doors to:

Lean To

Double glazed on block built base. Power and light. Double glazed door to rear. Doors to:

Utility

Obscure double glazed window to side. Space and plumbing for automatic washing machine. Space for tumble drier.

First Floor Landing

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

Bedroom One

Double glazed window to front. Radiator. Picture rails.

Bedroom Two

Double glazed window to rear. Radiator. Picture rails.

Bedroom Three

Double glazed window to front. Radiator.

Refitted Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. 'P' shaped bath with chrome mixer tap and separate shower over with screen. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Extractor.

Outside

Front Garden

Large front garden laid mainly to lawn with path to front door. Garden shed.

Rear Garden

Good size rear garden with patio and lawn beyond. Further area of hardstanding. Workshop/store. Gated access to:

Parking Area & Garage

Large parking area. Garage with up and over door.

Directions

From our office proceed out of the town centre along the A4 Bath Road. Proceed pass the Hospital then over the mini roundabout and through the railway arches. The property will be found just after the traffic lights on the right hand side.

For access to the rear:

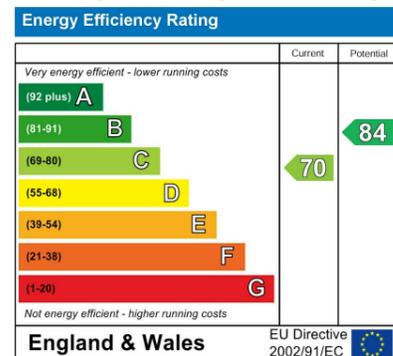
From our office proceed out of the town centre along the A4 Bath Road. Continue along this road. Proceed through the traffic lights and at The Pheasant roundabout turn right into Hungerdown Lane. Take the first turning on the right into Westcroft and the access road will be found on the right hand side.

Agents Note

There is current planning permission for a two storey extension to the rear.

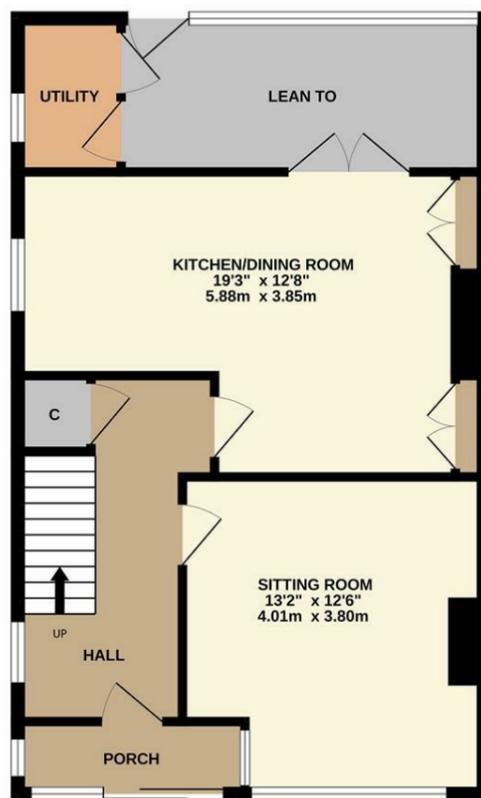
Planning Ref: PL/2022/04187

ENERGY PERFORMANCE GRAPHS

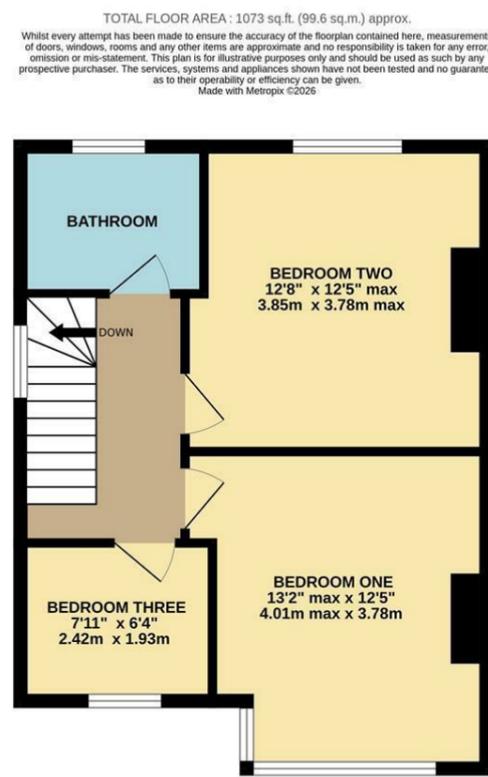


Council Tax Band: D

Tenure: Freehold



GROUND FLOOR
 611 sq.ft. (56.8 sq.m.) approx.



FIRST FLOOR
 461 sq.ft. (42.9 sq.m.) approx.

TOTAL FLOOR AREA : 1073 sq.ft. (99.6 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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