



9 Bucklands Grove, Chippenham, SN15 3GR

SHOW HOME CONDITION! An immaculately presented three storey town house ideally situated at the back of a small cul-de-sac in a non-estate location and within walking distance of the town centre and mainline station. Arranged over the three floors the ground floor offers a spacious and welcoming reception hall with guest cloakroom and a useful utility room with door opening into the garden. The first floor has a nice light and airy open plan feel with generous sitting room and double doors opening through to a well appointed kitchen/dining room with a range of fitted units, appliances and patio doors opening onto a pleasant balcony area. The second floor then offers a good size master bedroom with built-in double wardrobe and quality refitted en-suite shower room, second double bedroom with wardrobes, good size third bedroom and a refitted family shower room with extra wide shower cubicle. Other benefits include double glazing and gas central heating. The car port provides parking and to the rear is a pleasant enclosed garden, laid to gravel with decked seating area and access to a useful store room with power and light.

Situation

The property is ideally situated at the back of a small cul-de-sac in this non-estate location on the eastern side of the town within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and a highly regarded secondary school. The town centre with its numerous amenities and mainline rail station is only ten minutes walk. M4 J.17 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:

Canopied Porch

Entrance door to:

Reception Hall

Radiator. Stairs to first floor. Luxury vinyl tiled flooring with fitted doormat. Doors to:

Cloakroom

Radiator. Wall hung wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Luxury vinyl tiled flooring.

Utility Room

Double glazed door to rear. Radiator. Cupboard base unit. Rolled edge worksurfaces with upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired boiler for central heating and hot water. Water softener. Luxury vinyl tiled flooring.

First Floor Landing

Double glazed window to side. Radiator. Stairs to second floor. Doors to:

Outside

Front Garden

Flower and shrub borders. Path to front door and gated side access to rear garden.

Car Port

Providing off road parking with light.

Rear Garden

Enclosed by timber fencing with gated side access. Laid to decorative gravel with decked seating area. Access to useful store room with power and light.

Directions

From the town centre proceed along The Causeway then straight over the roundabout onto London Road. Continue along this road take the left into Bucklands Grove which is opposite the turning into Cricketts Lane. The property will then be found at the back of the cul-de-sac.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: D

Tenure: Freehold

GOODMAN WARREN BECK

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£365,000

Kitchen/Dining Room

Double glazed window to rear. Double glazed sliding patio doors with side panels to balcony. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with upstands and inset one and a half bowl single drainer stainless sink unit with pull out chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Integrated dishwasher and fridge/freezer. Two radiators. Luxury vinyl tiled flooring. Double doors to:

Sitting Room

Two double glazed windows to front. Two radiators. Luxury vinyl tiled flooring.

Second Floor Landing

Double glazed window to side. Cupboard housing hot water tank and immersion heater. Storage cupboard. Doors to:

Master Bedroom

Two double glazed windows to rear. Radiator. Built-in double wardrobe. Door to:

Refitted En-Suite Shower Room

Chrome ladder radiator. Corner shower cubicle. Vanity wash basin set on drawer unit with chrome mixer tap and splashback. Close coupled WC. Spotlights. Extractor. Heated mirror with light.

Bedroom Two

Double glazed window to front. Radiator. Built-in wardrobes.

Bedroom Three

Double glazed window to front. Radiator.

Refitted Family Shower Room

Extra wide shower cubicle. Chrome ladder radiator. Wall hung wash basin with chrome mixer tap and splashback. Close coupled WC. Heated mirror with light. Spotlights. Extractor.



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)