



75 Eastern Avenue, Chippenham, SN15 3LW

NO ONWARD CHAIN! A three bedroom detached bungalow ideally located within the popular area of Monkton Park offering easy access to a wide range of amenities and riverside walks. The accommodation offers an entrance hall, a light and airy sitting room, kitchen with a range of fitted units opening to a double glazed conservatory, main bedroom with fitted wardrobes and matching furniture, two further bedrooms and a modern shower room. Other benefits include double glazing and gas central heating. To the front is a low maintenance gravelled garden. To the rear is a good size garden with hardstanding, lawn and pathway leading to a detached garage and off road parking.

Situation

The property is ideally situated on the popular Monkton Park area within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Porch

Tiled floor. Obscure glazed door to:

Reception Hall

Radiator. Storage cupboard. Access to roof space. Doors to:

Sitting Room

Double glazed window to front. Radiator. Coving.

Kitchen

Window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with extractor over. Built-in eye level oven. Space for under counter fridge. Wood laminate flooring. Door to:

Conservatory

Double glazed on brick base with doors to side. Space and plumbing for washing machine.

GOODMAN WARREN BECK

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£319,950

Bedroom One

Double glazed window to rear. Radiator. Two built-in double wardrobes with matching dressing table, two drawer units and bedside unit.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double gazed windows to front and side. Radiator. Built-in cupboard.

Shower Room

Obscure double glazed window to rear. Radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Tiled floor. Cupboard housing Worcester gas fired combination boiler. Spotlights.

Outside

Front Garden

Gravelled with low level hedge. Path to front door and gated side access to rear garden.

Rear Garden

Enclosed by fencing with gated side access. Shed. Greenhouse. Hardstanding with two tier lawn beyond. Path to gated rear access. Outside tap.

Garage & Parking

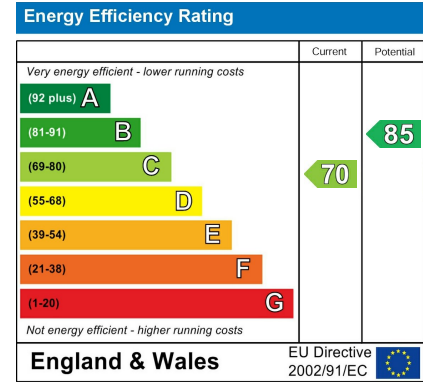
Up and over door. Parking area.

Directions

From the High Street in the town centre proceed along New Road and at the

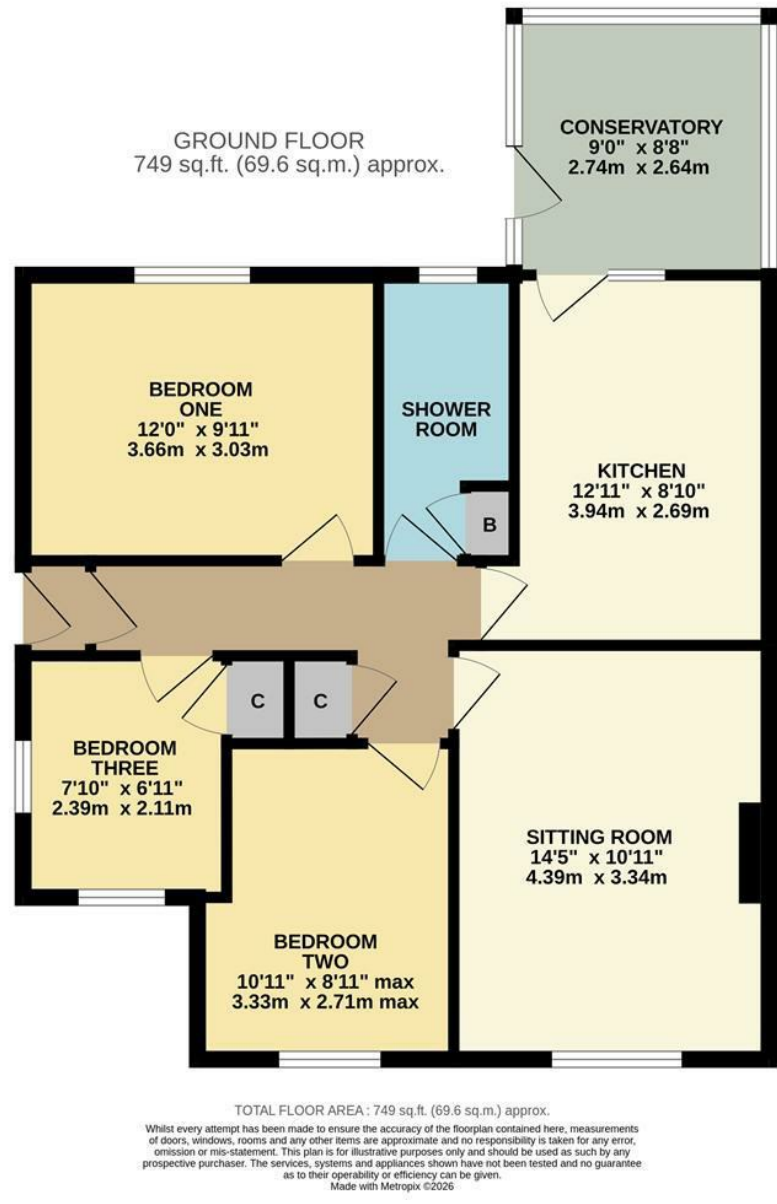
roundabout before the railway arches turn right up Station Hill. Remain on this road which becomes Cocklebury Road. Continue to the T - junction where you will need to turn right. The property will then be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



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)