

# 31 Westmead Lane, Chippenham, SN15 3HZ

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£249,950

A charming two bedroom cottage ideally situated in the heart of the town offering easy access to the town centre, riverside walks and mainline station. The accommodation on the ground floor offers a cosy sitting room with cast iron stove, an open plan style kitchen/dining room with a range of fitted units and built-in oven and hob. The first floor the has a good size main bedroom with recessed storage, second bedroom with a built-in wardrobe and modern well appointed bathroom with a white suite and over bath shower. Other benefits include double glazing and gas central heating. To the front is a raised garden and to the rear is an enclosed courtyard style garden.

## Situation

The property is located just a short distance from the town centre and is within easy reach of local shops and amenities. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and M4 motorway are easily accessed via Junction 17 a few miles north of the town.

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Sitting Room

Double glazed window to front. Two radiators. Feature cast iron stove. Wood laminate flooring. Double doors leading to:

## Dining Room

Radiator. Wood laminate flooring. Fireplace with tiled hearth. Stairs to first floor. Open plan to:

## Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and glass fronted wall mounted cupboards. Worksurfaces with tiled splash backs and inset one and a half bowl sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Space and plumbing for washing machine. Further appliance space. Tiled floor. Spotlights. Storage cupboard.

## Rear Garden

A paved courtyard garden. Enclosed by wall and timber fencing. Planted with mature shrubs.

## Directions

From our office proceed along Timber Street, turning right at the junction with Gladstone Road. Turn second left into Westmead Lane where the property can be found along this road on the left hand side.

## First Floor Landing

Stairs to first floor. Access to roof space with pull down ladder. The loft measures 14'1" x 12'6" max and has a double glazed Velux window offering potential for conversion, subject to the relevant planning consents and building regulations. Doors to:

## Bedroom One

Double glazed window to front. Radiator. Storage recess. Wood laminate flooring.

## Bedroom Two

Double glazed window to rear. Radiator. Built-in double wardrobe. Wood laminate flooring.

## Bathroom

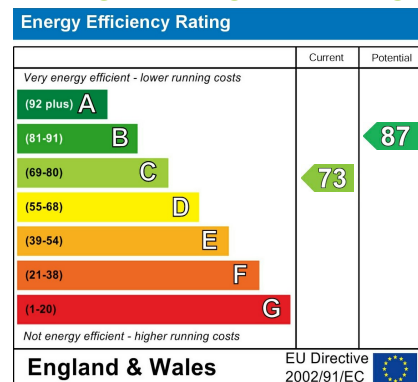
Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and separate shower over with screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal area. Spotlights. Overstairs storage cupboard.

## Outside

## Front Garden

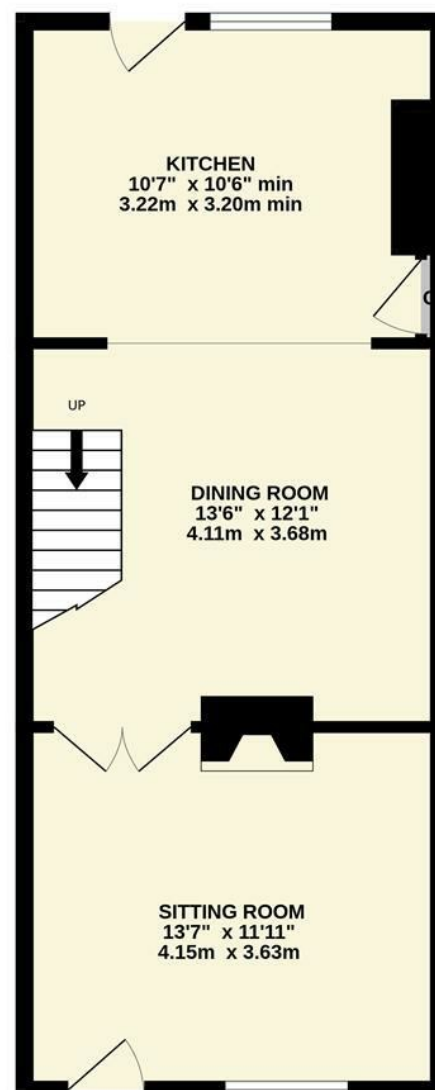
Raised front garden with path to front door. Laid to gravel for ease of maintenance with flower borders.

## ENERGY PERFORMANCE GRAPHS

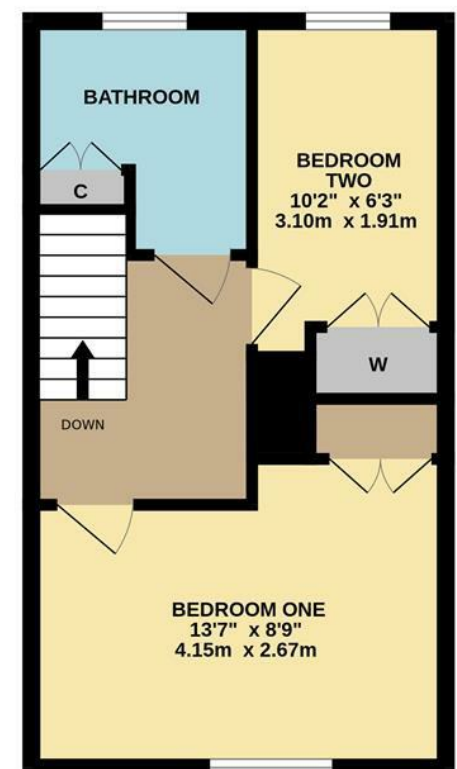


Council Tax Band: B

Tenure: Freehold



GROUND FLOOR  
 465 sq.ft. (43.2 sq.m.) approx.



FIRST FLOOR  
 328 sq.ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA: 794 sq.ft. (73.7 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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