



58 Stonelea Close  
Chippenham

GOODMAN WARREN BECK

# 58 Stonelea Close, Chippenham SN14 0DD

**NO ONWARD CHAIN!** A well presented three bedroom end of terrace situated in a quiet cul-de-sac offering easy access to a wide range of amenities. The accommodation offers an entrance porch, good size sitting room, kitchen/dining room with a range of fitted units, three bedrooms and modern bathroom with a white suite. Other benefits include uPVC double glazing and gas central heating. To the front is good size garden and to the rear is an enclosed garden with patio area and lawn. There is then a garage in a nearby block.

## GOODMAN WARREN BECK

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**£279,950**

### SITUATION

The property is conveniently situated in a quiet cul-de-sac just a short walk from local amenities, the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

### ACCOMMODATION COMPRISING:

Obscure double glazed entrance door with side panel to:

### ENTRANCE PORCH

Obscure glazed door and side panel to:

### ENTRANCE HALL

Radiator. Stairs to first floor. Opening to:

### SITTING ROOM

Double glazed window to front. Obscure multi glazed French doors to Kitchen. Gas fire with marble inset and hearth and wooden surround. Radiator. Two wall lights.

### KITCHEN/DINING ROOM

Two double glazed windows to rear. Obscure

double glazed door to garden. Obscure double glazed window to side. Range of wall and base units. Worksurfaces and tiled splashbacks. Stainless steel sink unit and drainer with mixer tap. Space for fridge freezer. Space and plumbing for washing machine and tumble drier. Understairs storage cupboard. Radiator. Space for cooker. Understairs cupboard.

### FIRST FLOOR LANDING

Access to roof space. Cupboard housing Worcester gas fired combination boiler.

### BEDROOM ONE

Double glazed window to front. Radiator.

### BEDROOM TWO

Double glazed window to side and rear. Radiator. Built-in wardrobes.

### BEDROOM THREE

Double glazed window to front. Radiator. Overstairs cupboard.

### BATHROOM

Obscure double glazed window to rear. Radiator. White suite comprising panelled bath with chrome

mixer tap and separate shower over. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas.

### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with path to front door. Enclosed by brick wall and picket fencing.

#### REAR GARDEN

Paved seating area leading to lawn. Path to the end of the garden which is laid to gravel. Enclosed by fencing with gated side access.

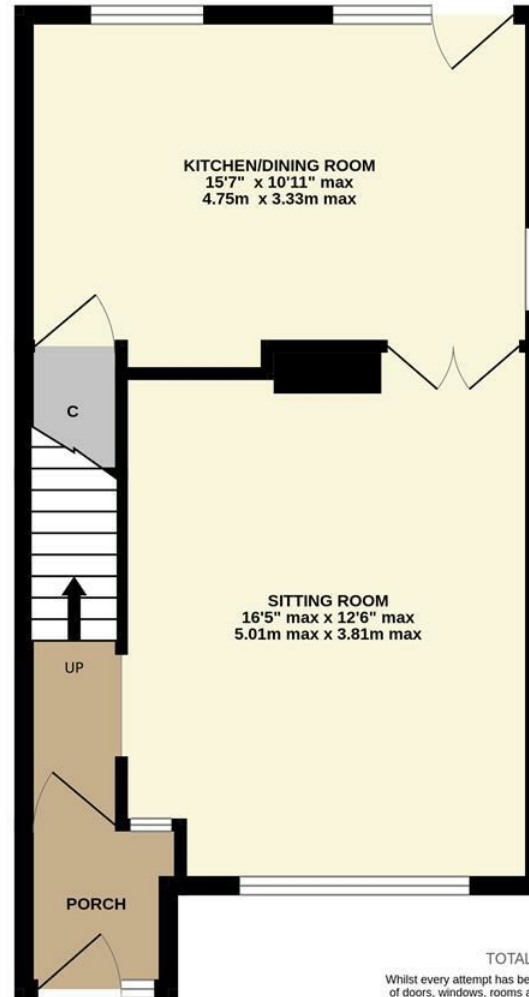
### GARAGE

Up and over door. Located in a nearby block.

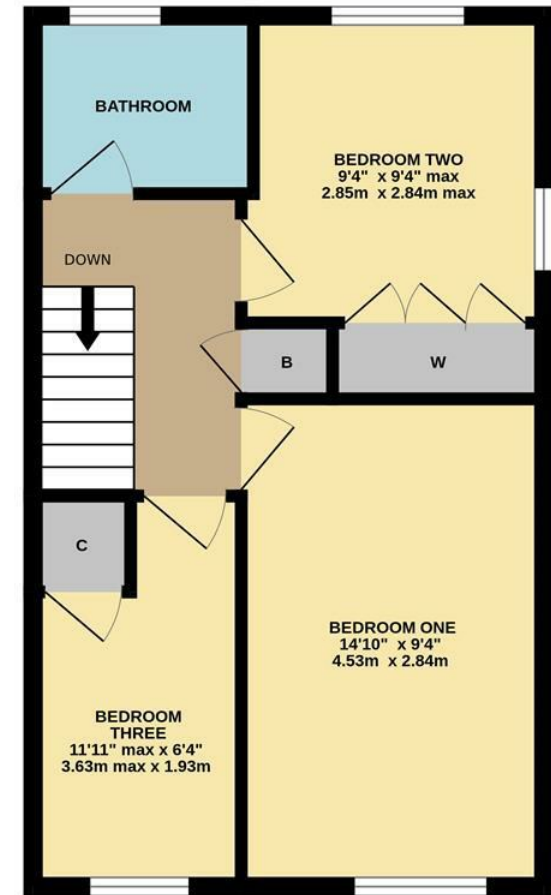
### DIRECTIONS

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and then take the second right into Stonelea Close.

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



FIRST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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## ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: C

Tenure: Freehold

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