



# 18 Neath Drive, Chippenham, SN15 1UU

GOODMAN WARREN BECK

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£269,500

**NO ONWARD CHAIN!** A beautifully presented two bedroom end of terrace pleasantly tucked away at the end of a small cul-de-sac within this popular development on the northern side of Chippenham, offering excellent access to the M4 motorway. This modern property has been tastefully decorated in neutral tones and has been well maintained throughout. The accommodation on the ground floor comprises an entrance hall, cloakroom, sitting room, and a contemporary kitchen/dining room with built-in oven and hob and French doors to the garden. On the first floor, there are two double bedrooms and a family bathroom with an over-bath shower. Externally, the property further benefits from two allocated parking spaces immediately to the front and an enclosed rear garden.

## Situation

The property is ideally situated on the northern outskirts of the town. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

## Accommodation Comprising:

Obscure double glazed entrance door to:

### Entrance Hall

Radiator. Stairs to first floor. Doors to:

### Cloakroom

Obscure double glazed window to front. Pedestal wash basin with chrome mixer tap and tiled splashbacks. Radiator. Close coupled WC.

### Sitting Room

Double glazed window to front. Radiator. Storage cupboard. Door to:

### Kitchen/Dining Room

Double glazed window and French doors to rear. Radiator. Fitted with a range of matching wall and base units. Worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in gas hob and electric oven with stainless steel extractor over. Space and plumbing for automatic washing machine. Spotlights to kitchen area.

## First Floor Landing

Access to roof space. Doors to:

### Bedroom One

Double glazed window to rear. Radiator.

### Bedroom Two

Two double glazed windows to front. Radiator. Deep overstairs storage cupboard.

### Bathroom

Obscure double glazed window to side. Radiator. Panelled bath with chrome mixer tap and shower over with screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Extractor.

## Outside

### Front Garden

Two parking spaces to the front. Gated access to rear garden.

### Rear Garden

Paved seating area with the remainder laid to lawn. Timber shed. Enclosed by timber fencing. Water tap.

## Parking

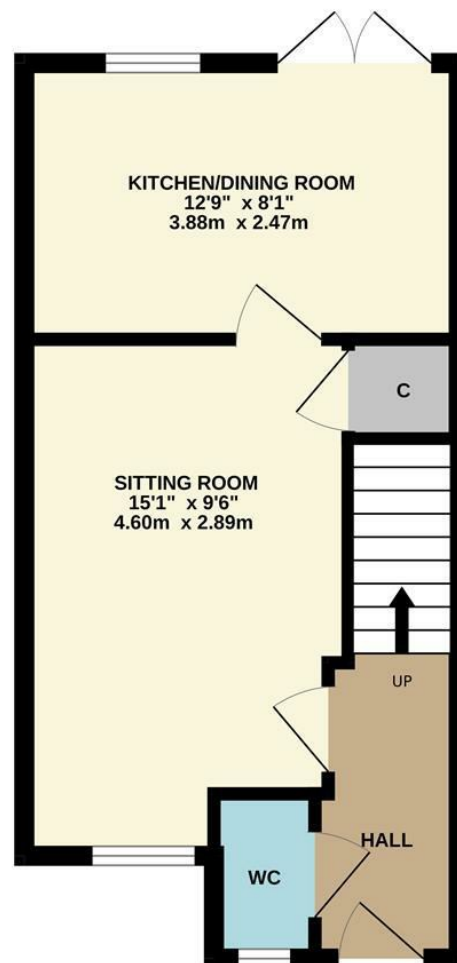
Two parking spaces immediately to the front.

## Directions

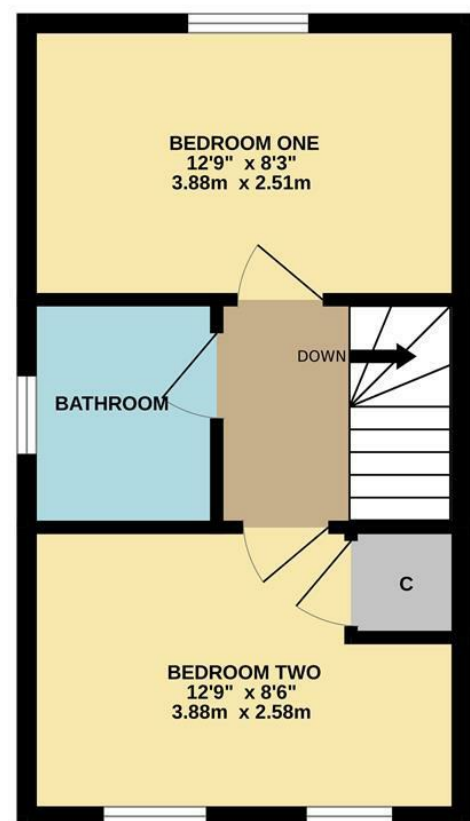
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into

Langley Road continue up the hill. Continue straight over at the mini roundabout and at the next roundabout turn left. At the next roundabout turn left into Gainey Gardens and follow the road around and take the fourth turning on the left into Neath Drive.

GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



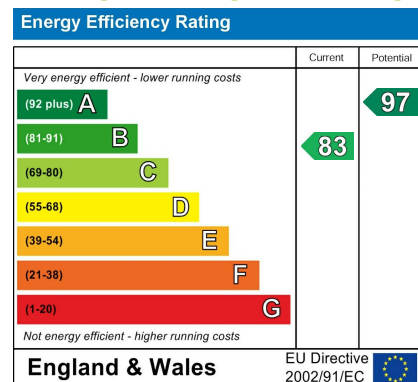
FIRST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 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



Council Tax Band: C

Tenure: Freehold

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