



2 Montague Close
Chippenham, SN15 3NZ

GOODMAN WARREN BECK

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NO ONWARD CHAIN! A well presented and extended detached bungalow ideally situated in a small quiet cul-de-sac on the sought after Monkton Park development with views to the front over the River Avon and countryside beyond. The spacious accommodation offers a good size sitting room with bay window, separate dining room with French doors to a double glazed conservatory, modern kitchen with a range of fitted units, master bedroom with a dressing room and en-suite shower room, second double bedroom with built-in double wardrobe and a spacious main bathroom with bath and separate shower. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden with a block paved driveway providing off road parking leading to a detached garage. To the rear is an enclosed garden enjoying a good degree of privacy with patio area, lawn, summerhouse and shed.

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:

uPVC double glazed entrance door to:

ENTRANCE PORCH

Door to:

SITTING ROOM

Double glazed bay window to front. Double glazed window to side. Two radiators. Feature coal effect fireplace. Coving. Two wall light points. Door to:

DINING ROOM

Radiator. Coving. Double glazed French doors and side panel to:

CONSERVATORY

uPVC double glazed on brick built base with door to rear. Radiator.

INNER HALLWAY

Coving. Radiator. Cupboard housing Worcester gas fired combination boiler. Doors to:

KITCHEN

Double glazed window to front. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap and separate drinking water tap. Freestanding cooker with extractor over. Space and plumbing for washing machine. Further appliance space. Water softener. Larder cupboard. Space for fridge/freezer. Coving.

MASTER BEDROOM

Double glazed window to side. Fireplace. Coving. Doors to:

DRESSING ROOM

Fitted with drawer unit, shelving and hanging rail. Access to roof space.

GOODMAN WARREN BECK

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£375,000

ENSUITE SHOWER ROOM

Obscure double glazed window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Light and shaver point.

BEDROOM TWO

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

BATHROOM

Obscure double glazed window to side. Radiator. Panelled bath with chrome mixer tap. Separate fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Light and shaver point.

OUTSIDE

FRONT GARDEN

Low maintenance garden laid to gravel with path to front door and side access. Block paved driveway providing off road parking.

DETACHED GARAGE

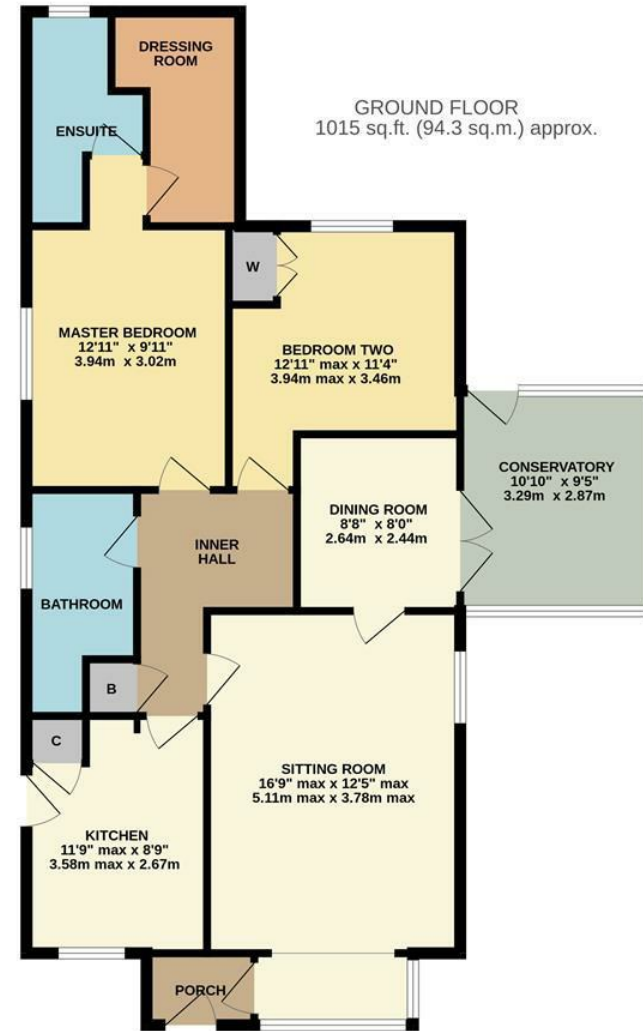
Up and over door.

REAR GARDEN

Enclosed garden enjoying a good degree of privacy. Laid to lawn with patio area, summerhouse and garden shed.

DIRECTIONS

From the High Street proceed up 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 and turn left onto Eastern Avenue, turn right up the hill into Blackbridge Road. At the junction turn left and proceed down the hill. At the junction turn right into Riverside Drive then second right into Montague Close where the property will be found on the right hand side.



GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.

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

TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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