



32 Rowden Road
Chippenham

GOODMAN WARREN BECK

32 Rowden Road, Chippenham SN15 2AU

A beautifully maintained and presented bay fronted three bedroom semi detached house ideally situated on a no through road on the western side of town offering easy access to a wide range of amenities. The ground floor offers a welcoming reception hall, a bay windowed sitting room with feature fireplace, separate dining room with fireplace, fitted kitchen, useful utility cupboard, WC and a delightful light and airy garden room enjoying views down the garden. The first floor boasts two double bedrooms, third bedroom and a well appointed bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden and gravelled driveway providing off road parking. To the rear is a delightful mature garden enjoying a good degree of privacy with large patio area, two lawns and a garden shed with power and light.

SITUATION

The property is ideally situated on a no through road on the western side of town with easy access to the town centre and local amenities. 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, plus a library, cinema and public parks. Communications from Chippenham are excellent with a regular main line rail service from Chippenham station to London Paddington and the West Country and junction 17 of the M4 motorway is a few miles to the north of the town. The major trunk routes offer easy and convenient access to the regional centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

RECESSED PORCH

Obscure double glazed entrance door with side panels to:

RECEPTION HALL

Obscure double glazed window to side. Radiator. Stairs to first floor with cupboard under with obscure double glazed window to side and housing the gas fired boiler. Tiled floor. Dado rail. Stripped wooden doors to:

SITTING ROOM

Double glazed Bay window to front. Radiator. Stone fireplace with inset coal effect gas fire. Picture rails. Engineered oak flooring.

DINING ROOM

Double glazed window to rear. Feature coal effect gas fire with marble inset and hearth and wooden surround. Picture rails. Archway to:

KITCHEN

Double glazed bay window to side. Tiled floor. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with extractor over. Integrated slimline dishwasher and fridge freezer. Coving. Double glazed door to:

GARDEN ROOM

uPVC double glazed overlooking the garden. Double glazed French doors to side. Radiator. Two wall light points. Tiled floor with underfloor heating. Doors to:

GOODMAN WARREN BECK

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£385,000

UTILITY CUPBOARD

Tiled floor. Space and plumbing for automatic washing machine. Power points. Shelving.

CLOAKROOM

Obscure double glazed window to rear. Electric panel heater. Close coupled WC. Tiled floor.

FIRST FLOOR LANDING

Double glazed window to side. Access to roof space. Dado rail. Stripped wooden doors.

BEDROOM ONE

Double glazed bay window to front. Radiator. Picture rails.

BEDROOM TWO

Double glazed window to rear. Radiator. Picture rails.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

Two obscure double glazed windows to side. Chrome ladder radiator. 'P' shaped bath with chrome mixer tap, shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Wall mounted Dimplex fan heater. Extractor. Tiling to principal areas. Tiled floor.

OUTSIDE

FRONT GARDEN

Low level fence. Gravelled driveway providing off road parking. Slate chippings with ornamental tree. Further gravelled area to side with stepping stones leading to gated side access to the rear garden.

REAR GARDEN

Large enclosed mature rear garden enjoying a good degree of privacy. Large patio area with lawn beyond and shrub beds and border. Path leading to further area of lawn and garden shed with power and light. Outside tap.

DIRECTIONS

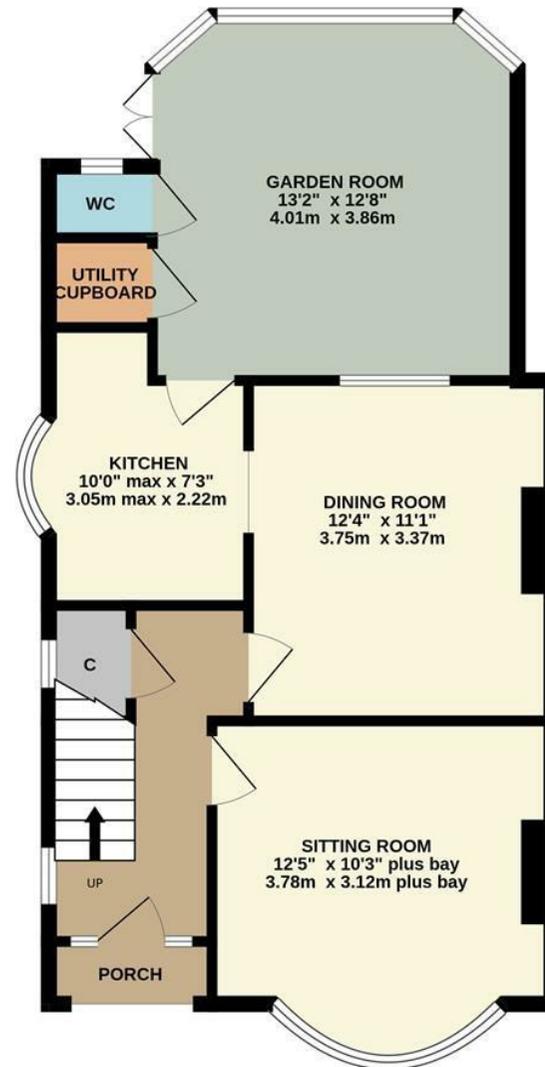
From the town centre proceed out of town on the A4 Rowden Hill. Continue past the hospital and take the next turning on the left into Rowden Road, continue up the hill where the property can be found on the right hand side.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

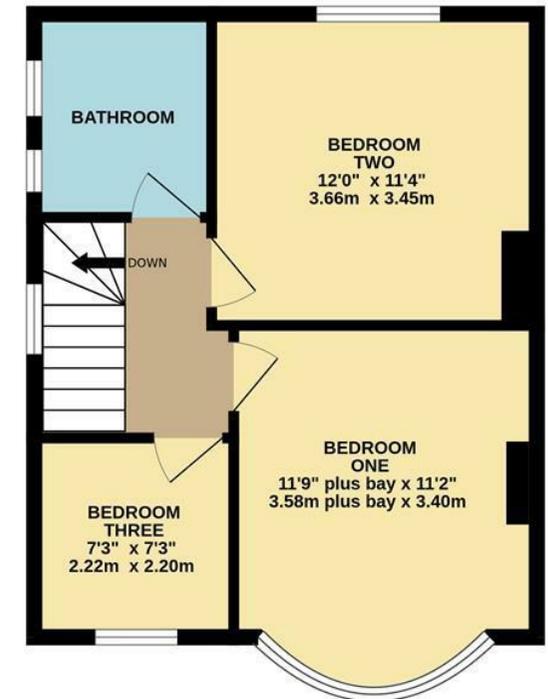
Council Tax Band: C

Tenure: Freehold



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

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