



29 Andrews Close
Chippenham, SN14 0TU

GOODMAN WARREN BECK

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A well maintained and beautifully presented three bedroom semi detached house ideally situated in a small quiet cul-de-sac on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers a useful entrance porch, a good size sitting room, kitchen/dining room with a range of fitted units and double doors opening into a double glazed conservatory. The first floor has two double bedrooms both with fitted wardrobes, a single bedroom and a modern bathroom with overbath shower. Other benefits include double glazing and gas central heating. The property has a deep driveway to the side providing ample off road parking leading to a single garage and to the rear is an enclosed south facing garden with patio area and lawn.

SITUATION

The property is located within a small quiet cul-de-sac on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

ACCOMMODATION COMPRISING:

Upvc double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front. Entrance door to:

SITTING ROOM

Upvc double glazed window to front. Radiator. Stairs to first floor. Coving. Door to:

KITCHEN/DINING ROOM

Upvc double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with mixer tap. Space for cooker. Space and plumbing for washing machine. Two appliance spaces. Wall mounted gas fired combination boiler. Wood laminate flooring. Double glazed French doors with side panels to:

CONSERVATORY

Upvc double glazed on brick built base with French doors to side.

FIRST FLOOR LANDING

Access to roof space. Doors to:

BEDROOM ONE

Upvc double glazed window to front. Radiator. Full width fitted wardrobes.

BEDROOM TWO

Upvc double glazed window to rear. Radiator. Full width fitted wardrobes.

BEDROOM THREE

Upvc double glazed window to front. Radiator.

REFITTED BATHROOM

Obscure Upvc double glazed window to rear. Ladder radiator. 'P' shaped panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas.

OUTSIDE

FRONT GARDEN

Laid to decorative stone with path to front door. Deep block paved driveway to side providing ample

GOODMAN WARREN BECK

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£295,000

off road parking leading to garage. Gated side access to rear garden.

REAR GARDEN

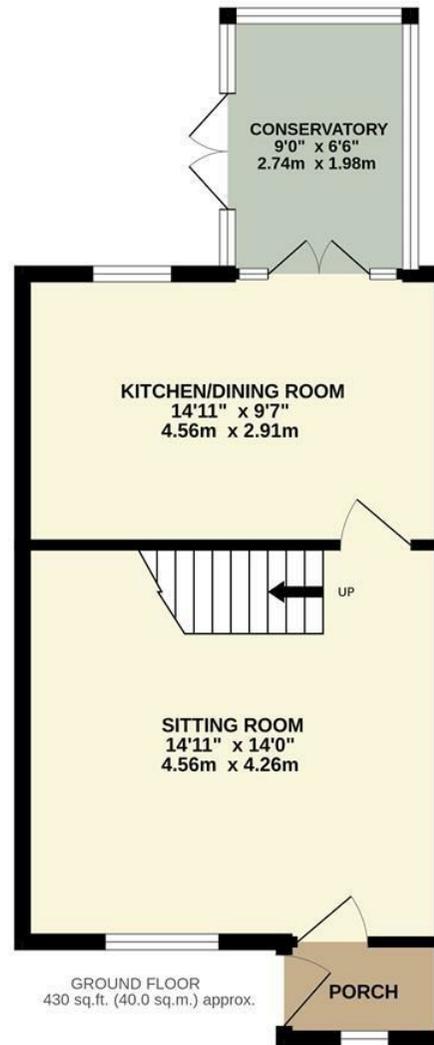
Enclosed by fencing with gated side access. Patio area with lawn beyond and flower and shrub border.

GARAGE

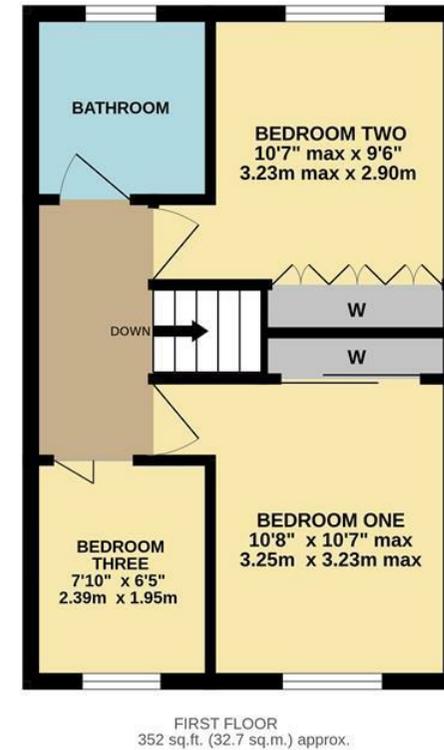
Up and over door.

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 take the second right into Stonelea Close. Take the first turning on the left into Andrews Close and then turn left again. The property will then be found on the left hand side.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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			
(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: C

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

