GOODMAN WARREN BECK

44 Bristol Road
Chippenham





















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GOODMAN WARREN BECK

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NO ONWARD CHAIN! A much improved and well presented three bedroom semi detached house situated in a sought after residential area within easy walking distance of the highly regarded secondary schools, town centre and mainline train station. The property also has the added benefit of a large south facing rear garden with lots of off road parking and a useful detached garage, store and games room which would be ideal for a variety of uses.
The accommodation itself on the ground floor offers a delightful open plan living space with the sitting room having a bay window and fireplace with wood burning stove, the dining area has French doors opening onto the garden and the refitted kitchen has high gloss units and a range of Bosch integrated appliances. This is complemented by a useful separate utility and welcoming reception hall with a newly created guest cloakroom. The first floor has two double bedrooms both with a wealth of built-in storage, a good sized third bedroom and a refitted bathroom with overbath shower. Other benefits include double glazing and gas central heating via an upgraded Worcester boiler in 2022.

£385,000

Situation
The property is situated in this sought after area of the town offering easy access to a wide range of amenities. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c. 4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

Accommodation Comprising:
Double glazed double doors to:

Entrance Porch
Original door and side panels to:

Reception Hall
Obscure double glazed circular window to side. Radiator. Stairs to first floor with cupboard under. Spotlights. Luxury vinyl tiled flooring. Doors to:

Cloakroom
Obscure double glazed window to side. Electric radiator. Corner vanity wash basin with chrome mixer tap, cupboard under with tiled splashback. Close coupled WC with concealed cistern. Luxury vinyl tiled flooring. Spotlights. Extractor.

Open Plan Living Space
Comprising of:

Dining Room
Double glazed sliding patio doors to rear. Radiator. Spotlights. Luxury vinyl tiled flooring. Opening through to kitchen and to:

Sitting Room
Double glazed bay window to front. Radiator. Fireplace with cast iron wood burning stove. Luxury vinyl tiled flooring.

Refitted Kitchen
Double glazed window to side. Radiator. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with matching upstands and tiled splashbacks. Inset single bowl single drainer sink unit with pull out style chrome mixer tap. Bosch induction hob with extractor over. Built-in Bosch microwave and oven. Integrated Bosch dishwasher and fridge/freezer. Spotlights. Luxury vinyl tiled flooring. Obscure glazed door to:

Utility Room
Double glazed window to side. Obscure double glazed window to rear. Cupboard base unit and wall mounted cupboards. Worksurfaces with matching upstands and tiled splashbacks. Inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Replacement Worcester gas fired combination boiler. Luxury vinyl tiled flooring.

First Floor Landing
Double glazed window to side. Access to boarded roof space with ladder and light. Doors to:

Bedroom One
Double glazed bay window to front. Radiator. Fully fitted wardrobes, cupboards and dressing table.

Bedroom Two
Double glazed window to rear. Radiator. Full width fitted wardrobes.

Bedroom Three
Double glazed window to front. Radiator.

Refitted Bathroom
Obscure double glazed window to rear. Contemporary style radiator. Panelled bath with chrome mixer tap, separate shower and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Heated mirror with light and bluetooth speaker. Spotlights. Extractor. Luxury vinyl tiled flooring.

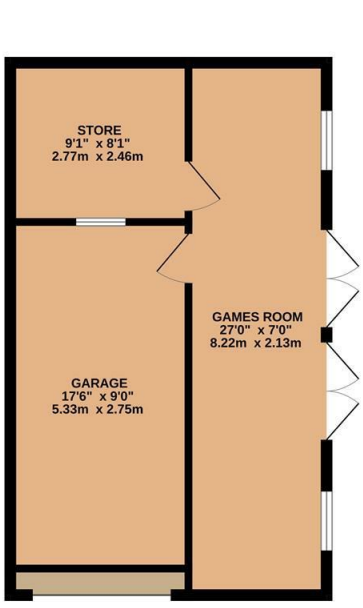
Outside

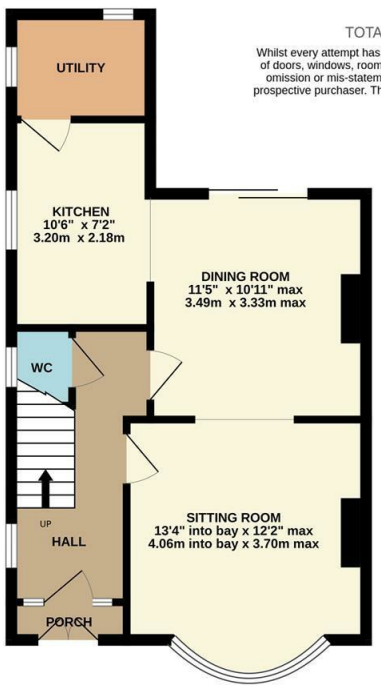
Front Garden & Driveway
Large gravelled area providing off road parking. Steps upto front door with an area of artificial lawn. Extensive tarmac driveway providing lots of off road parking leading to:

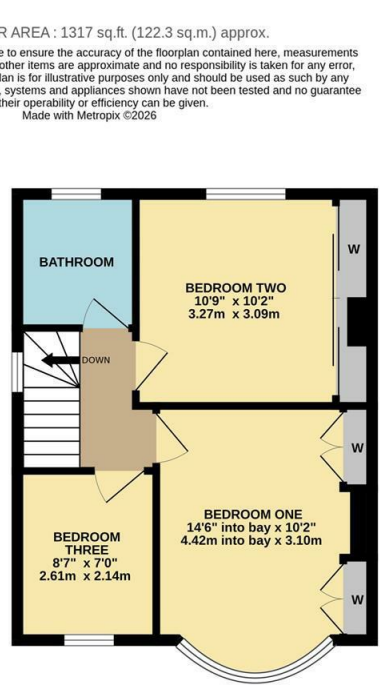
Garage, Store and Games Room
Power and light throughout. Garage door currently closed off but easily reinstated. Games room has two windows and two sets of French doors opening to the garden.

Rear Garden
Large south facing garden enclosed by fencing. Extensive patio area with path leading to further paved seating area and an area of artificial lawn.

Directions
From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout continue on along Bristol Road past the football ground and the property can be found on the left hand side, just before the turning into Park Avenue.



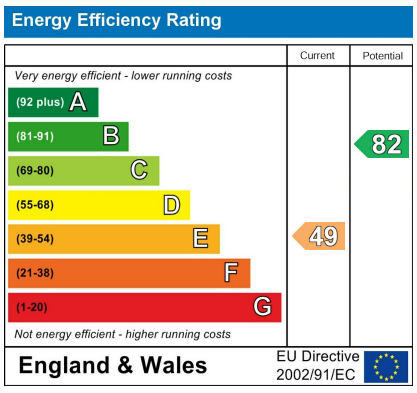




TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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