



80 London Road
Chippenham, SN15 3AZ

GOODMAN WARREN BECK

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A charming semi-detached Grade II listed cottage, ideally situated in the heart of Chippenham. Full of character, the property boasts a wealth of period features including exposed beams and floorboards, vaulted ceilings, and an impressive central fireplace serving both the sitting and dining rooms. Arranged over three floors, the accommodation comprises an inviting sitting room opening into the dining room, a kitchen with space for a range cooker, plus a separate utility area and cloakroom. The first floor offers three bedrooms, one of which is currently used as a dressing room, along with a stylish bathroom featuring a clawfoot bath and separate shower. On the second floor is a delightful principal bedroom with vaulted ceiling, exposed beams, and additional storage space. Externally, the property benefits from a private courtyard garden, driveway providing off-street parking and a single garage.

SITUATION

The property is ideally situated on the eastern side of the town within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and a highly regarded secondary school. The town centre with its numerous amenities and mainline rail station is only ten minutes walk. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

ACCOMMODATION COMPRISING:

Door to:

SITTING ROOM

Window to front. Central stone fireplace with open fire. Wooden flooring. Exposed beams. Open to Dining Room. Door to Kitchen.

DINING ROOM

Window to front. Wooden flooring. Exposed beams.

KITCHEN

Fitted with a range of wall and base units comprising of cupboards and drawers. Worksurfaces and matching upstands. Space for

range cooker with extractor over. Double doors to rear garden. Additional door to the garden. Exposed beams. Tiled floor. Utility area with additional cupboards and single drainer sink unit with chrome mixer tap. Integrated washing machine. Window to rear. Stairs to first floor. Door to:

CLOAKROOM

Window to rear. Pedestal wash basin. Close coupled WC.

FIRST FLOOR LANDING

Cupboard housing hot water tank and gas fired boiler. Stairs to second floor. Doors to:

BEDROOM TWO

Leaded glazed windows to front with shutters. Exposed beam. Painted wooden fireplace.

BEDROOM THREE

Leaded glazed window to front. Contemporary style radiator. Exposed beams. Painted wooden floorboards.

BEDROOM FOUR

Window to rear. Traditional style radiators. Painted wooden floor.

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£369,950

BATHROOM

Obscure window to side. Contemporary style radiator. Ball and claw foot bath with chrome mixer tap and shower attachment. Separate shower area. Vanity wash basin with cupboard under. High level WC. Exposed beams. Tiling to principal areas.

SECOND FLOOR

Storage area and eaves storage. Door to:

MASTER BEDROOM

Leaded glazed window to front. Vaulted ceiling with feature exposed beams. Contemporary style radiator. Spotlights. Painted wooden floor.

OUTSIDE

REAR GARDEN

Paved courtyard. Enclosed by wall. Water tap. Power point. Gated access to driveway.

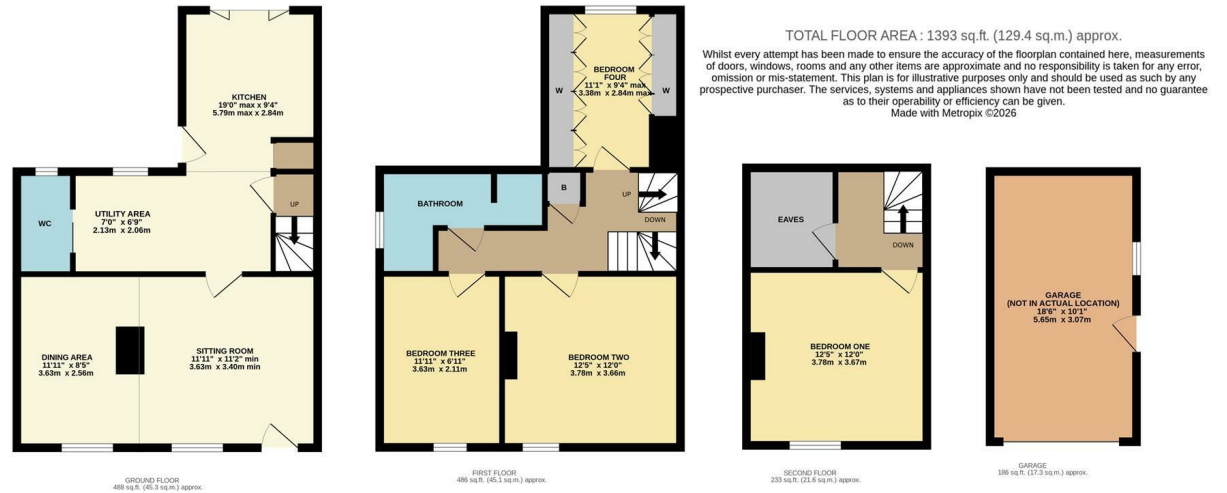
GARAGE & PARKING

Roller door. Personal door and window to side. Block paved driveway to side providing off road parking.

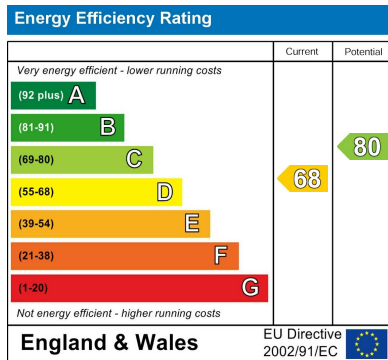
DIRECTIONS

From our office in Market Place, head out of the town centre along The Causeway and at the

roundabout, go straight over onto the London Road. The property will be found on the left hand side immediately after the turning to Phoenix Close.



ENERGY PERFORMANCE GRAPHS



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)

