



# 3 Hawthorn Road, Chippenham, SN15 1BU

GOODMAN WARREN BECK

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£289,950

A delightful two bedroom property ideally situated on a no through road just a short walk from the town centre, park and mainline station. The property is beautifully presented throughout retains a real sense of charm and character. The ground offers a good size entrance hall, open plan sitting room and dining room with a period fireplace, a modern refitted kitchen with high gloss units and solid wood worksurfaces complemented by a matching utility area. The first floor has a spacious landing, a large main bedroom with two windows and a fireplace, second double bedroom with fireplace and a generous bathroom with bath and separate shower. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden laid to gravel with path to the front door. To the rear is a good size garden with raised beds, lawn with flower and shrubs beds, a paved seating area and garden shed/store.

## Situation

The property is conveniently situated on a no through road in a mature popular area on the favoured northern side of the town, close to local senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.¼ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

## Accommodation Comprising:

### Recessed Porch

Victorian style tiles. Composite front door to:

### Entrance Hall

Stairs to first floor. Radiator with decorative cover. Wood laminate flooring with fitted door mat. Stripped wooden door to:

### Dining Room

Double glazed window to rear. Radiator. Understairs storage cupboard. Wood laminate flooring. Picture rails. Door to kitchen. Open plan to:

### Sitting Room

Double glazed window to front. Radiator. Feature cast iron fireplace with tiled slips. Wood laminate flooring. Picture rails.

### Refitted Kitchen

Double glazed window and door to side. High gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Solid wood worksurfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and stainless steel extractor over. Integrated slimline dishwasher. Tiled floor. Doorway to:

## Utility

Double glazed window to side. Radiator. High gloss base unit and matching wall mounted cupboard. Solid wood worksurface with tiled splashbacks. Integrated fridge/freezer. Worcester gas fired combination boiler.

## First Floor Landing

Access to partly boarded roof space with ladder and light. Doors to:

### Bedroom One

Two double glazed windows to front. Radiator. Feature cast iron fireplace.

### Bedroom Two

Double glazed window to rear. Radiator. Feature cast iron fireplace.

### Bathroom

Obscure double glazed window to rear. Contemporary style radiator. Panelled bath with tiling to principal areas. Fully tiled corner shower cubicle. Pedestal wash basin with tiled splashbacks. Close coupled WC.

## Outside

### Front Garden

Laid to decorative shingle with path to front door.

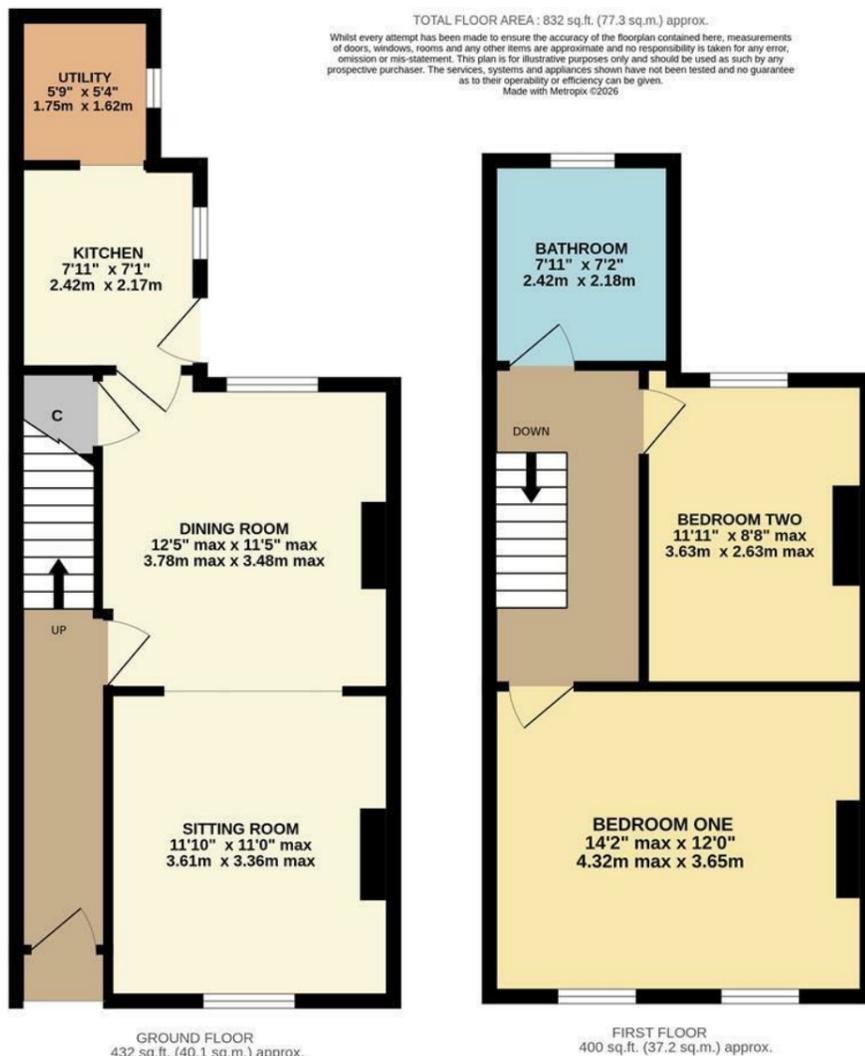
### Rear Garden

Area of hardstanding. Raised beds. Lawn with flower and shrub borders. Paved seating area. Garden shed/store. Outside tap.

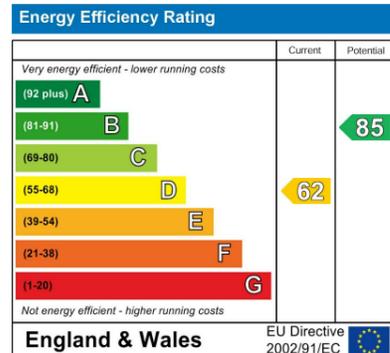
## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane

and bear right into Park Lane. At the roundabout take the second exit into Langley Road, Take the third right into Hawthorn Road. The property will then be found on the left hand side.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

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)