



# 37 Woodlands Road, Chippenham, SN14 0HG

GOODMAN WARREN BECK

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£255,000

A three bedroom end of terrace ideally situated in a central location with easy walking distance of town centre, park and mainline station. The ground floor accommodation offers an entrance hall, sitting room with wood burning stove, kitchen fitted with modern white units, a rear lobby, WC and useful store/utility. The first floor has a three bedrooms and a refitted bathroom with over bath shower and fitted furniture. Other benefits include double glazing, gas central heating and the property was re-rendered in April 2023. To the rear is a good size garden laid mainly to lawn with two garden sheds, one of which is large and has power and an area of vegetable garden.

## Situation

The property is located in a mature established central area of the town, conveniently situated within walking distance of the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

## Accommodation Comprises

### Canopied Porch

Obscure uPVC double glazed entrance door to:

### Entrance Hall

uPVC double glazed window to side. Radiator. Stairs to first floor. Door to:

### Sitting Room

uPVC double glazed window to front. Radiator. Feature fireplace with cast iron wood burning stove. Picture rails. Door to:

### Kitchen

uPVC double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for electric cooker. Space for fridge. Spotlights. Door to:

### Rear Lobby

Obscure uPVC double glazed door to rear. Doors to:

### WC

uPVC double glazed window to side. Radiator. Low level WC.

### Store/Utility

uPVC double glazed window to side. Wall mounted gas fired combination boiler. Space and plumbing for washing machine.

### First Floor Landing

uPVC double glazed window to side. Access to roof space. Doors to:

### Bedroom One

Upvc double glazed window to front. Radiator. Feature cast iron fireplace. Picture rails.

### Bedroom Two

uPVC double glazed window to rear. Radiator. Feature cast iron fireplace. Picture rails.

### Bedroom Three

uPVC double glazed window to side. Radiator. Picture rails.

### Refitted Bathroom

uPVC double glazed window to side. Radiator. 'P' shaped bath with chrome mixer tap, shower attachment and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern.

### Outside

### Front Garden

Hedgerow with gate and path to front door. Path to gated side access to rear garden.

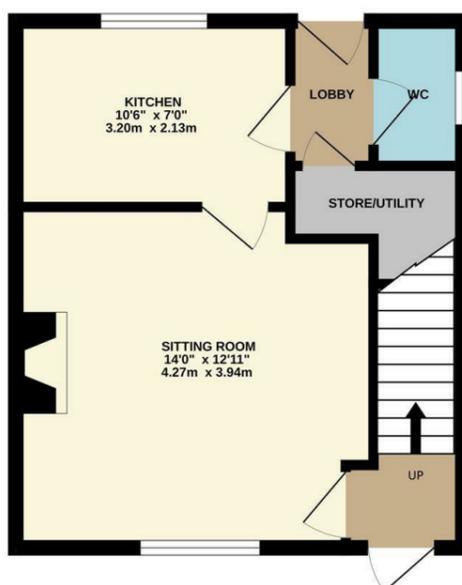
## Rear Garden

Good size garden laid mainly to lawn with area of vegetable garden. Large garden shed with power. Second smaller shed.

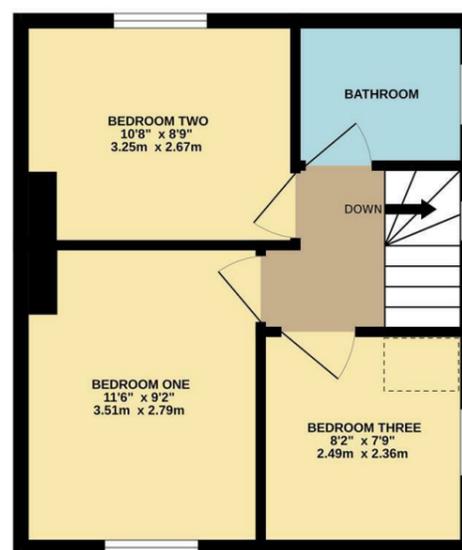
## Directions

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. Take the first left into Woodlands Road and the property will then be found on the left hand side just before the turning into Brook Street.

GROUND FLOOR

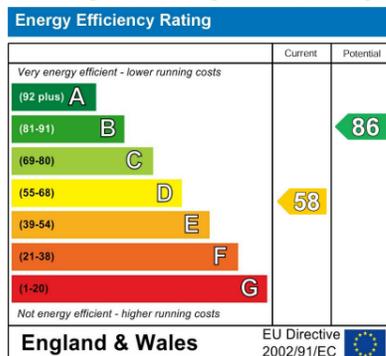


FIRST FLOOR



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: B

Tenure: Freehold

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