



# 18 Boothmead, Chippenham, SN14 0HU

GOODMAN WARREN BECK

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£300,000

A spacious three bedroom end of terrace ideally situated in a small cul-de-sac on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall, large c.21' dual aspect sitting room opening into a double glazed conservatory, a kitchen/dining room, additional study/family room and guest cloakroom. The first floor boasts two double bedrooms both with built-in wardrobes, a good size single bedroom and a refitted bathroom with overbath shower. Other benefits include double glazing, gas central heating and solar panels. To the front is a low maintenance garden and driveway providing off road parking leading to a useful storage area. To the rear is an enclosed garden with lawn, gravelled borders and garden shed.

## Situation

The property is ideally situated on the western side of town within a short walking distance of the local primary school and two senior schools, together with local shops. The M4 J.17 c.3 miles offers swift commuting to the larger centres of Bath, Bristol, London and Swindon. The nearby town centre offers a comprehensive range of amenities including mainline railway station (London-Paddington), sports facilities and numerous shops and superstores.

## Accommodation Comprising:

Double glazed entrance door to:

## Entrance Hall

Obscure double glazed window to front. Radiator. Parquet flooring. Door to:

## Sitting Room

Double glazed window to front. Two radiators. Coving. Door to kitchen/dining room. Double glazed sliding patio doors to:

## Conservatory

Double glazed sliding patio doors with full height side panels. Two wall light points.

## Kitchen/Dining Room

Double glazed window to rear. Double glazed window and door to side. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset single bowl single drainer sink unit with chrome mixer tap. Built-in electric hob and eye level double oven. Space and plumbing for automatic washing machine. Space and plumbing for slimline dishwasher. Wood laminate flooring. Extractor.

## Front Garden

Enclosed by low level wall. Gravelled with raised flower and shrub beds. Driveway providing off road parking.

## Rear Garden

Laid to lawn with gravelled borders and pathway. Shrub bed. Garden shed. Outside tap.

## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second left into Brook Street. Take the first left into Boothmead and the property will be found in front of you.

## Cloakroom

Double glazed window to rear. Wall hung wash basin. Low level WC. Wood laminate flooring. Extractor.

## Study/Family Room

Tiled floor with under floor heating. Spotlights. Door to Store.

## First Floor Landing

Double glazed window to rear. Radiator. Access to part boarded roof space with ladder and light. Cupboard. Doors to:

## Bedroom One

Double glazed window to front. Radiator. Built-in double wardrobe and single wardrobe.

## Bedroom Two

Double glazed window to front. Radiator. Built-in double wardrobe.

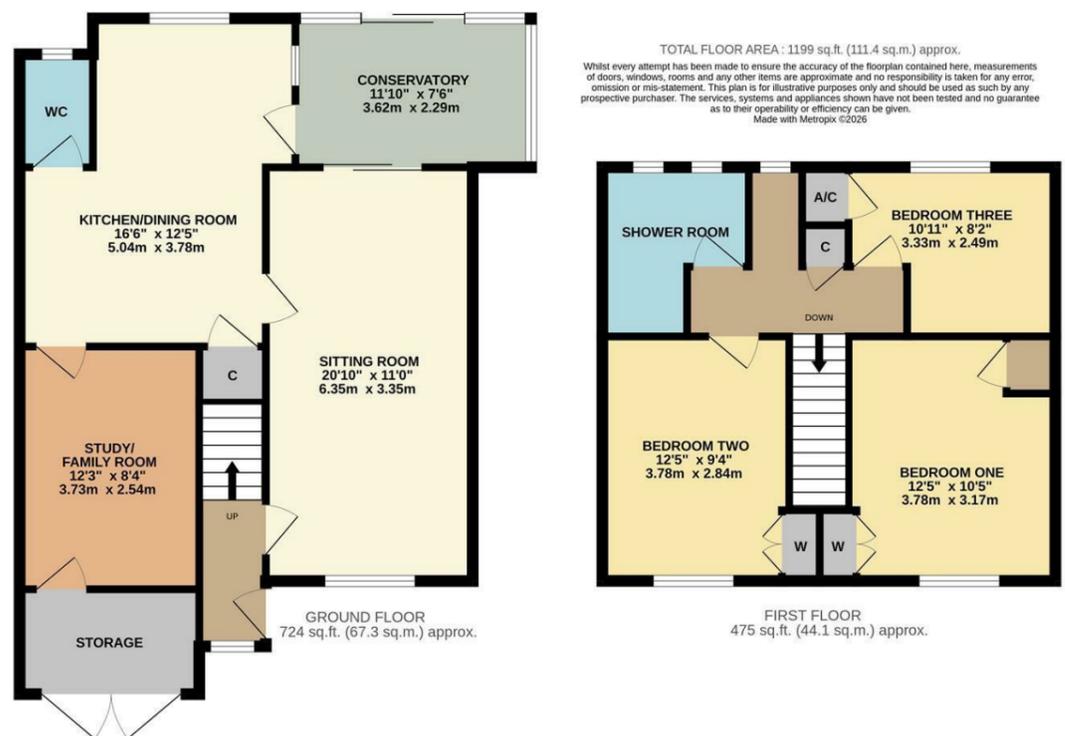
## Bedroom Three

Double glazed window to rear. Radiator. Cupboard housing gas fired combination boiler.

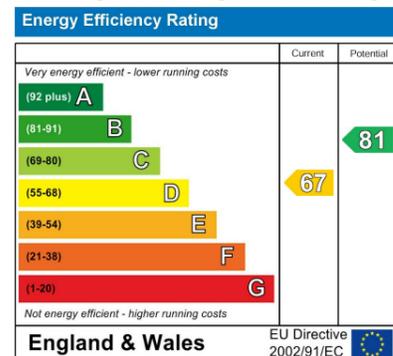
## Refitted Bathroom

Two obscure double glazed windows to rear. Ladder radiator. Panelled bath with mixer tap and pull out shower attachment, separate shower over and shower screen. Vanity wash basin with mixer tap. Close couple WC. Spotlights. Extractor.

## Outside



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold