



# 2 Weavern Court, Chippenham, SN14 0LU

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

£169,950

**NO ONWARD CHAIN!** A modern well presented two bedroom first floor maisonette ideally located on the west side of Chippenham offering easy access to a wide range of amenities. The accommodation offers an entrance hall with stairs leading to the first floor landing, a good sized sitting/dining room with door to a modern fitted kitchen with built-in oven and hob, two double bedrooms with the main bedroom having a built-in double wardrobe and a modern bathroom with a white suite and over bath shower. The property also benefits from uPVC double glazing, gas central heating, double glazing and an allocated parking space.

## Situation

The property is situated on the western side of Chippenham and is conveniently located within walking distance of four primary schools and two highly regarded senior schools. Local shops are close to hand along with superstores. There are numerous other amenities in the town centre along with a mainline rail station. M4 J.17 is c.4 Miles north of the town providing swift access to Swindon, Bristol and Bath.

## Accommodation Comprises:

Obscure glazed entrance door to:

## Entrance Hall

Radiator. Tiled floor. Stairs to first floor.

## Landing

Double glazed window to front. Radiator. Storage cupboard. Doors to:

## Sitting/Dining Room

Double glazed window to front. Radiator. Coving. Door to:

## Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Breakfast bar. Wall mounted gas fired combination boiler for central heating and hot water. Tiled floor.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear. Radiator.

## Outside

## Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash basin. Close coupled WC. Light and shaver point. Coving.

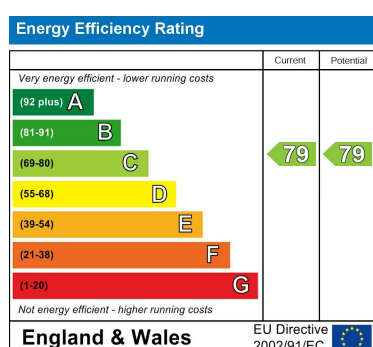
## Parking

There is one allocated parking space.

## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road then on into Bristol Road. Take the left at the mini roundabouts into Hungerdown Lane. At the first roundabout turn right onto Frogwell. Weavern Court is the first turning on the left hand side.

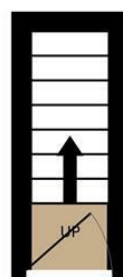
## ENERGY PERFORMANCE GRAPHS



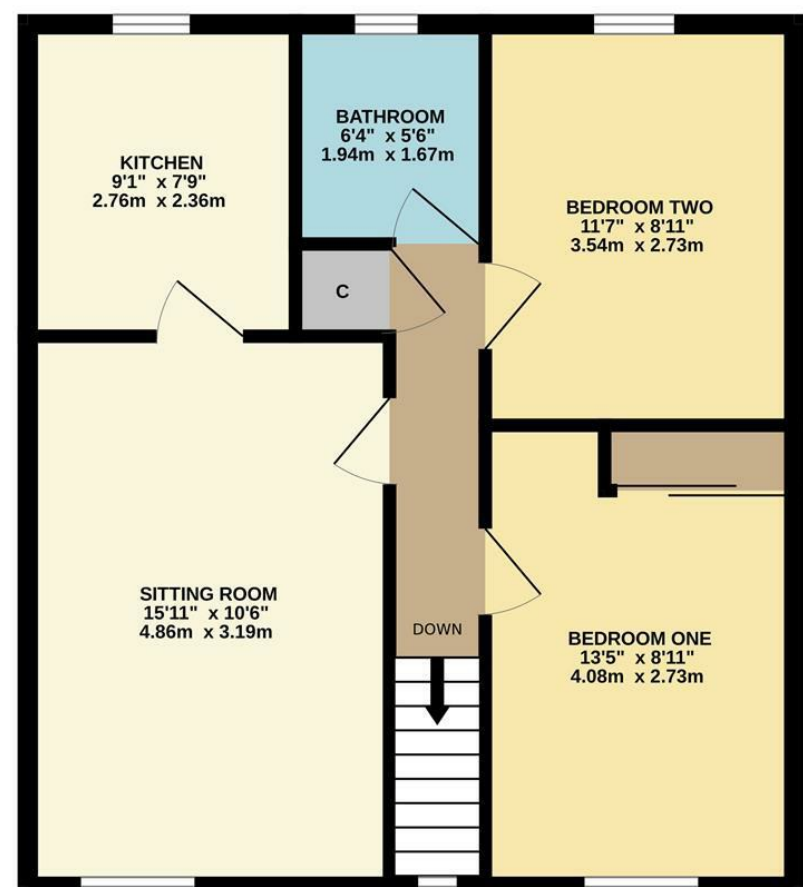
Council Tax Band: A

Tenure: Leasehold

GROUND FLOOR  
20 sq.ft. (1.9 sq.m.) approx.



FIRST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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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