



23 Barons Mead  
Chippenham, SN14 0LN

GOODMAN WARREN BECK

# 23 Barons Mead, Chippenham, SN14 0LN

A two bedroom semi detached bungalow located within a quiet area on the west side of Chippenham. The property offers spacious accommodation to include entrance hall, kitchen with fitted oven and hob, conservatory, sitting room with feature fireplace, two double bedrooms and a wet room. The front and rear gardens are both designed for ease of maintenance and there is a driveway immediately to the side of the property. Additional benefits include gas central heating, uPVC double glazing and no onward chain.

## GOODMAN WARREN BECK

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£269,950

### SITUATION

The property is situated on the western side of Chippenham and is conveniently located within walking distance of 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 COMPRISING:

uPVC obscure double glazed door and side panel to:

### ENTRANCE HALL

Storage cupboard housing boiler. Radiator. Open to Kitchen. Door to Sitting Room.

### KITCHEN

uPVC double glazed door and window to side. Fitted with a range of matching wall and base units comprising cupboards and drawers. Worksurfaces with tiled splashbacks. Stainless steel sink unit with chrome mixer tap. Pantry cupboard. Built-in oven and hob with extractor over. Space and plumbing for automatic washing machine.

### CONSERVATORY

uPVC double glazed windows to front, side and rear. UPVC double glazed door to rear. Power. Water tap.

### SITTING ROOM

uPVC double glazed window to front. Wood laminate flooring. Feature fireplace with gas fire, marble hearth and insert and wooden surround. Door to Inner Hall.

### INNER HALL

Doors to both bedrooms and wet room. Access to roof space.

### BEDROOM ONE

uPVC double glazed window to rear. Radiator.

### BEDROOM TWO

uPVC double glazed window to rear. Radiator.

### OUTSIDE

### WET ROOM

uPVC obscure double glazed window to side. Chrome ladder radiator. Close coupled WC. Wall hung wash basin. Shower. Aqua panels to principal areas.

### FRONT GARDEN

Laid to gravel. Outside light.

### REAR GARDEN

Laid to gravel. Area of hand standing. Steps up to Conservatory. Timber shed. Timber fencing.

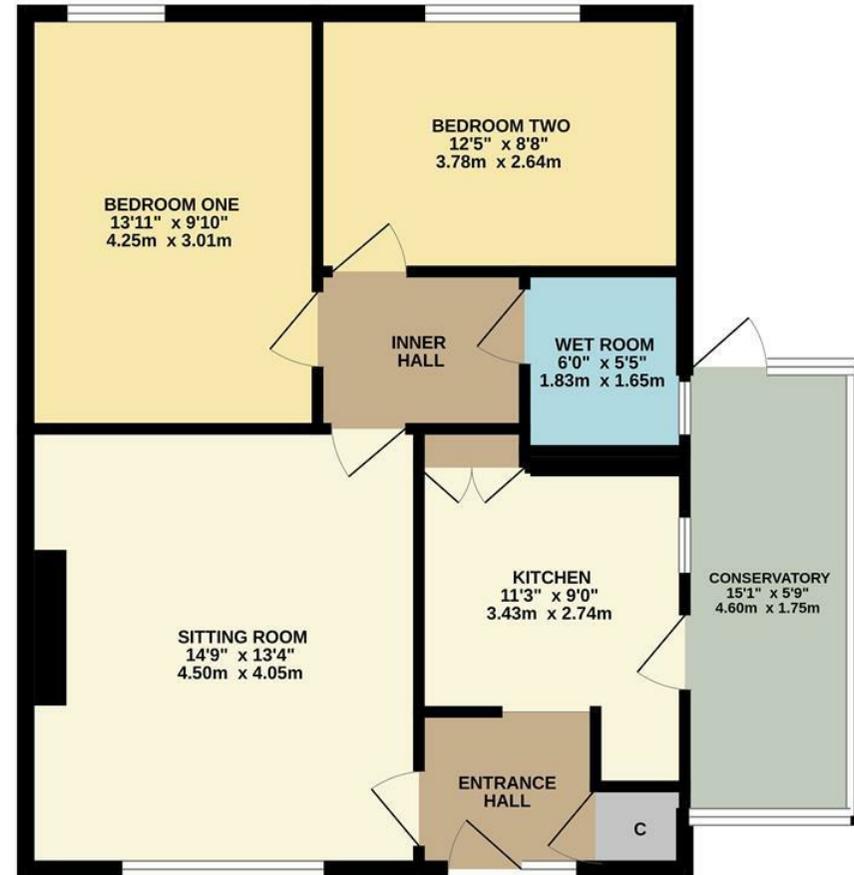
### PARKING

Driveway parking to the side of the property.

### 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 right into Lords Mead by The Kingfisher public house. Take the second turning into Barons Mead, follow the road to the end and the property can be found on the right hand side.

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: B

Tenure: Freehold

TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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