



31 Westmead Lane  
Chippenham, SN15 3HZ

GOODMAN WARREN BECK

# 31 Westmead Lane, Chippenham, SN15 3HZ

A charming two bedroom cottage ideally situated in the heart of the town offering easy access to the town centre, riverside walks and mainline station. The accommodation on the ground floor offers a cosy sitting room with cast iron stove, an open plan style kitchen/dining room with a range of fitted units and built-in oven and hob. The first floor has a good size main bedroom with recessed storage, second bedroom with a built-in wardrobe and modern well appointed bathroom with a white suite and over bath shower. Other benefits include double glazing and gas central heating. To the front is a raised garden and to the rear is an enclosed courtyard style garden.

## SITUATION

The property is located just a short distance from the town centre and is within easy reach of local shops and amenities. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and M4 motorway are easily accessed via Junction 17 a few miles north of the town.

## ACCOMMODATION COMPRISING:

Obscure double glazed entrance door to:

### SITTING ROOM

Double glazed window to front. Two radiators. Feature cast iron stove. Wood laminate flooring. Double doors leading to:

### DINING ROOM

Radiator. Wood laminate flooring. Fireplace with tiled hearth. Stairs to first floor. Open plan to:

### KITCHEN

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and glass fronted

wall mounted cupboards. Worksurfaces with tiled splash backs and inset one and a half bowl sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Space and plumbing for washing machine. Further appliance space. Tiled floor. Spotlights. Storage cupboard.

## FIRST FLOOR LANDING

Stairs to first floor. Access to roof space with pull down ladder. The loft measures 14'1" x 12'6" max and has a double glazed Velux window offering potential for conversion, subject to the relevant planning consents and building regulations. Doors to:

### BEDROOM ONE

Double glazed window to front. Radiator. Storage recess. Wood laminate flooring.

### BEDROOM TWO

Double glazed window to rear. Radiator. Built-in double wardrobe. Wood laminate flooring.

### BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and separate shower over with screen. Vanity wash basin with chrome mixer tap and cupboard

## GOODMAN WARREN BECK

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**£249,950**

under. Close coupled WC with concealed cistern. Tiling to principal area. Spotlights. Overstairs storage cupboard.

## OUTSIDE

### FRONT GARDEN

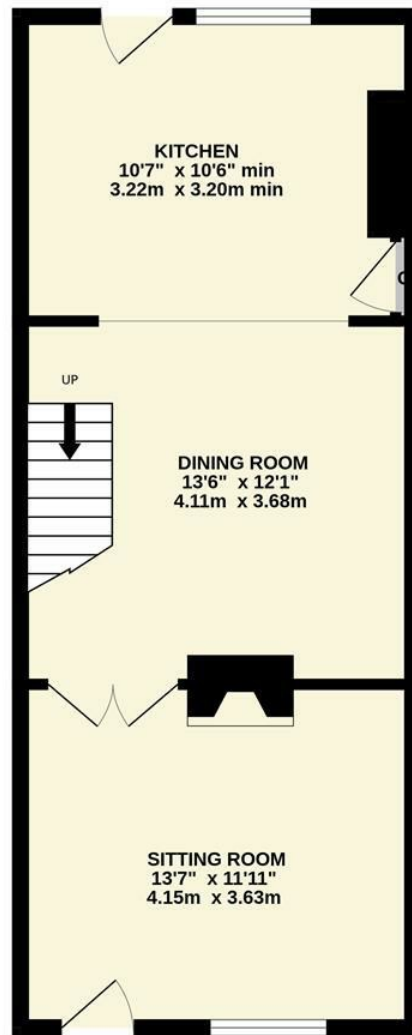
Raised front garden with path to front door. Laid to gravel for ease of maintenance with flower borders.

### REAR GARDEN

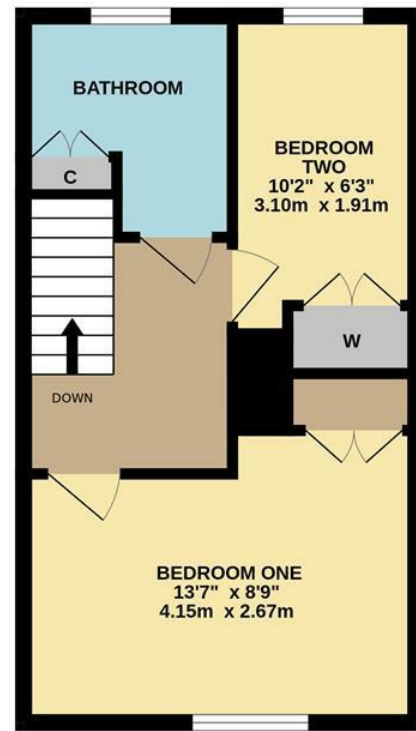
A paved courtyard garden. Enclosed by wall and timber fencing. Planted with mature shrubs.

## DIRECTIONS

From our office proceed along Timber Street, turning right at the junction with Gladstone Road. Turn second left into Westmead Lane where the property can be found along this road on the left hand side.



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



FIRST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA : 794 sq.ft. (73.7 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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## ENERGY PERFORMANCE GRAPHS

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | <b>87</b>               |
| (69-80) <b>C</b>                            | <b>73</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

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)

