



# 28 Park Avenue, Chippenham, SN14 0HA

GOODMAN WARREN BECK

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£300,000

**NO ONWARD CHAIN!** A spacious and extended two bedroom semi detached house ideally situated in a quiet cul-de-sac within easy walking distance of the town centre and mainline station. The well presented accommodation offers an entrance hall, dining room with bay window and feature fireplace opening through to a good size sitting room with useful understairs storage cupboard, a generous kitchen/breakfast room with a range of fitted units and granite worksurfaces, large main bedroom, second double bedroom and a refitted shower room. Other benefits include double glazing and gas central heating. To the front is a driveway and extensive block paved area providing ample off road parking leading to an attached single garage. To the rear is a good size landscaped garden with large patio area, lawn and a good size summerhouse.

## Situation

The property is most conveniently situated towards the end of a cul-de-sac within walking distance of the town centre, mainline rail station, primary and senior schools and the picturesque delightfully maintained John Coles Park. The property is within walking distance of many of the towns sports facilities. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Entrance Hall

Stairs to first floor. Radiator. Luxury vinyl tiled floor. Door to:

## Dining Area

Double glazed bay window to front. Feature electric fireplace with surround and hearth. Luxury vinyl tiled floor. Opening to:

## Sitting Room

Double glazed window to rear. Radiator. Luxury vinyl tiled floor. Understairs cupboard. Door to:

## Kitchen/Breakfast Room

Two double glazed windows to rear. Double glazed door to rear. Radiator. Range of drawer and cupboard base units with wall mounted cupboards. Granite worksurfaces with tiled splashbacks and undermounted stainless steel sink unit with chrome mixer tap. Integrated slimline dishwasher. Space for

cooker with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Multi-glazed door to garage.

## First Floor Landing

Double glazed window to side. Doors to:

## Bedroom One

Double glazed window to front. Radiator. Two built-in double wardrobes (one housing gas fired combination boiler). Wood laminate flooring.

## Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring.

## Refitted Shower Room

Obscure double glazed window to rear. Radiator. Large walk-in shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC.

## Outside

## Front Garden

Low level wall with opening to driveway leading to garage providing off road parking with the remainder block paved to provide additional parking.

## Garage

Up and over door. Power and light.

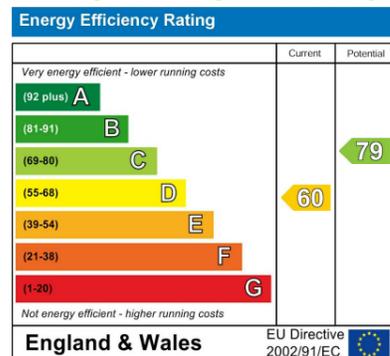
## Rear Garden

Good size enclosed garden. Extensive paved seating area. Area of lawn with shrub border. Large summer house. Outside tap.

## Directions

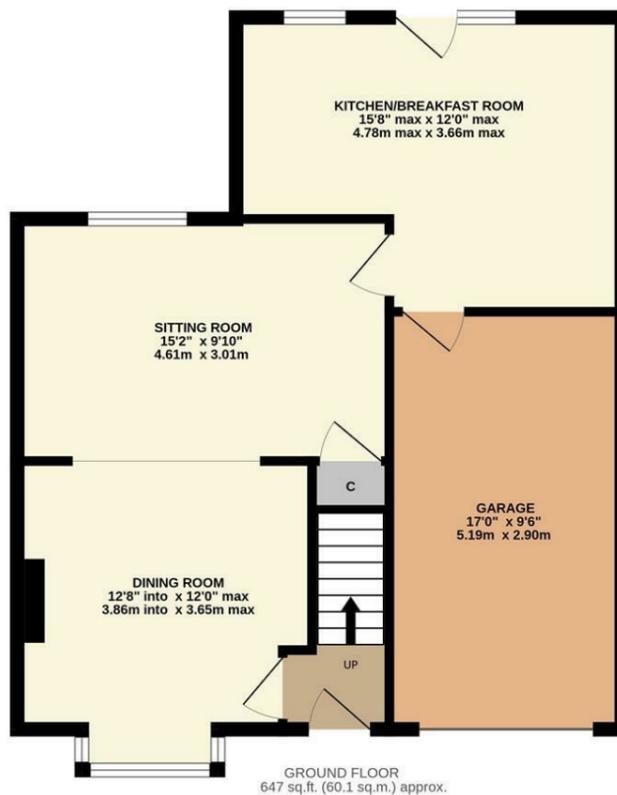
From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout onto Bristol Road. Take the second left into Park Avenue and follow the road around the right hand bend and the property will be found on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 955 sq.ft. (88.8 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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