GOODMAN WARREN BECK

13 Birch Grove
Chippenham





















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13 Birch Grove, Chippenham, SN15 1DD

GOODMAN WARREN BECK

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Offers Over £350,000

NO ONWARD CHAIN! A mature bay fronted three bedroom semi detached house ideally situated within easy walking distance of the town centre and mainline station with the added benefit of a large south facing rear garden.
The spacious and well presented accommodation has a ground floor with entrance porch opening into a welcoming reception, a large sitting room with feature fireplace, a separate dining room with French doors to the garden and a fitted kitchen with a range of units. The first floor has two generous double bedrooms, a good size third bedroom and a modern well appointed bathroom. Other benefits include uPVC double glazing and gas central heating.
To the front and side is a driveway providing off road parking leading to a detached single garage. To the rear is a large, mature garden with patio area, lawn and a range of mature trees and shrubs.

Situation
Ideally positioned on the highly regarded northern side of the town, this attractive bay-fronted semi-detached home enjoys a convenient location within easy walking distance of the town centre, the mainline railway station (approximately ¾ mile), and a wide range of shops, cafés and leisure facilities. The property is also well placed for excellent primary and secondary schools. The popular John Coles Park is just minutes away, offering extensive green space, children's play areas and recreational facilities. Junction 17 of the M4 motorway is approximately four miles away, providing excellent access to Bristol, Bath, Swindon and London.

Accommodation Comprising:
Obscure double glazed double doors to:

Entrance Porch
Tiled floor. Original entrance door and side panels to:

Reception Hall
Radiator. Stairs to first floor with recess under. Engineered Oak flooring. Picture rails. Cupboard. Doors to:

Sitting Room
Double glazed bay window to front. Radiator. Engineered Oak flooring. Coal effect gas fire with marble inset and hearth and wooden surround. Picture rails.

Dining Room
Double glazed French doors and window to rear. Radiator. Picture rails.

Kitchen
Double glazed window to rear. Obscure double glazed door to side. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge work surfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer.

First Floor Landing
Obscure leaded window to side. Access to roof space. Picture rail. Doors to:

Bedroom One
Double glazed bay window to front. Radiator. Two built-in double wardrobes. Picture rails.

Bedroom Two
Double glazed window to rear. Radiator. Cupboard housing water tank and immersion heater. Picture rails.

Bedroom Three
Double glazed window to front. Radiator. Picture rails.

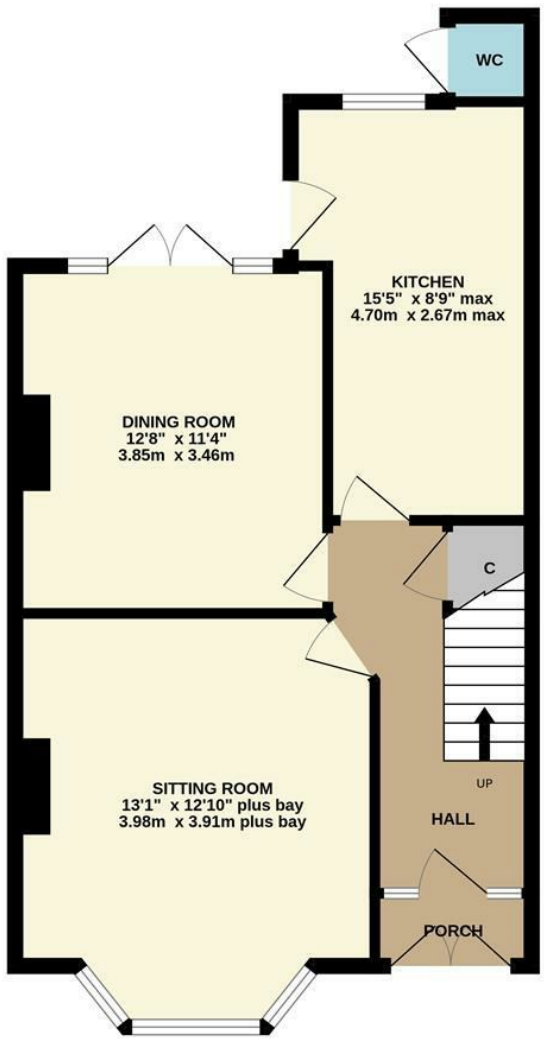
Bathroom
Obscure double glazed window to rear. Chrome ladder radiator. Walk-in bath with shower screen and shower over. Pedestal wash basin. Close coupled WC. Wall panels and tiling to principal areas.

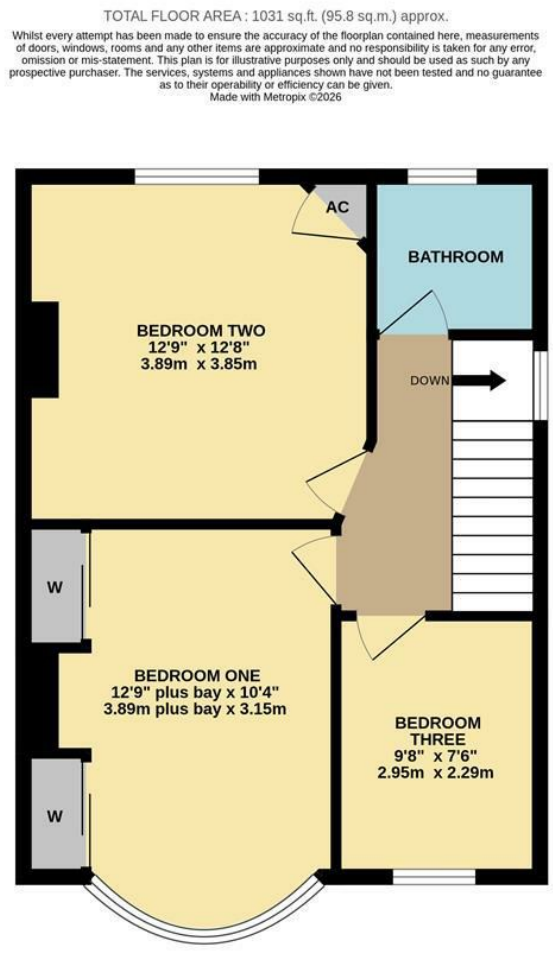
Outside
Front Garden
Low level brick wall and driveway providing off road parking.

Rear Garden
A large mature, south facing rear garden. Large patio area with secluded gravelled seating area with a range of mature trees and shrubs. Large area of lawn beyond with central pathway. Outside WC.

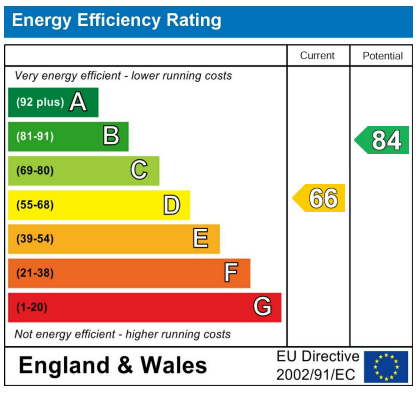
Single Garage
Up and over door. Personal door and window to side.

DIrections
From the town centre, proceed through the railway arches along the one-way system into Marshfield Road. Keep in the right-hand lane and bear right into Park Lane. At the roundabout, take the second exit onto Langley Road. Continue up the hill and turn left into Birch Grove, where the property will be found on the left-hand side.





ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)