



39 Stockwood Road
Chippenham, SN14 0RY

GOODMAN WARREN BECK

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A well-proportioned first floor flat offering comfortable accommodation on the west side of Chippenham with easy access to a wide range of amenities. Internally the property comprises an entrance hall, spacious living room, kitchen/dining area, Two double bedrooms and a bathroom with electric shower over. Other benefits include gas central heating, double glazing and plenty of on road parking.

SITUATION

The property is Ideally situated on the western side of town with good access to primary and senior schools, together with local shops. M4 J.17 is c.4 miles north providing swift access to the larger centres of Bath, Bristol and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

ACCOMMODATION COMPRISING:

Security entrance system. Door to:

COMMUNAL ENTRANCE HALL

Stairs to second floor.

ENTRANCE HALL

Doors to all rooms. Boiler. Two storage cupboards. Telephone entry system. Radiator. Access to roof space.

SITTING ROOM

Double glazed window to front. Radiator.

KITCHEN/DINING ROOM

Two double glazed windows to rear. Range of cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single

drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Heater. Coving. Space for cooker with extractor over.

BEDROOM ONE

Double glazed window to front. Radiator. Coving.

BEDROOM TWO

Double glazed window to front. Radiator. Coving.

BATHROOM

Two obscure double glazed windows to rear. Radiator. Panelled bath chrome mixer tap and electric shower over. Tiling to principal areas. Tiling to principal areas. Tiled floor. Pedestal wash basin with tiled splashbacks. Close coupled WC. Spotlights.

OUTSIDE

Communal lawn area with drying area and bin storage area.

PARKING

There is ample on road parking in the immediate area.

DIRECTIONS

Take the A4 Bath Road out of Chippenham. At the

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

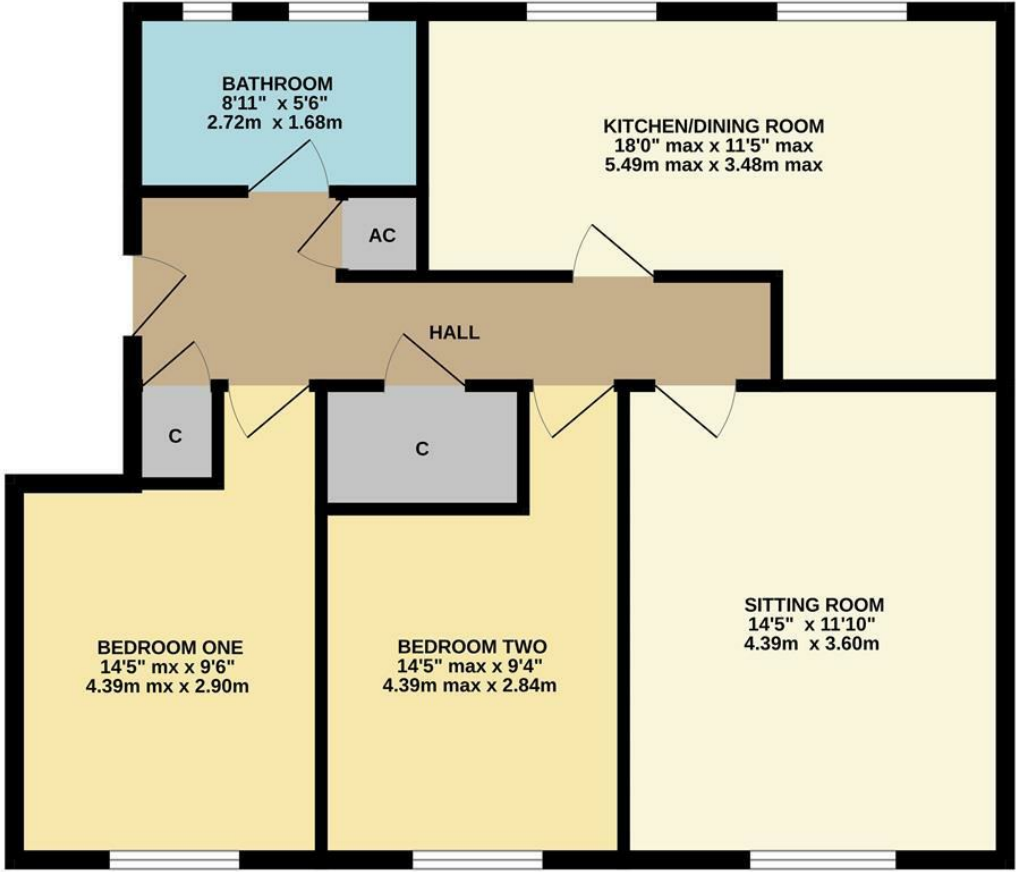
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£147,500

roundabout by the Pheasant Pub turn right onto Hungerdown Lane. Take the third right into Ladyfield Road then first right into Lackham Circus. Turn right at the end of this road and the property can be found at the end of this road on the right hand side.

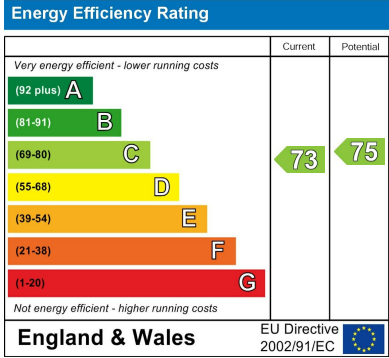
SECOND FLOOR



2 BED FLAT

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



Council Tax Band: A

Tenure: Leasehold

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