



# 5 Pipsmore Road, Chippenham, SN14 0LB

This beautifully presented three bedroom terraced property ideally situated towards the western side of town with access to a range of local amenities. The spacious accommodation offers an entrance hall, dual aspect sitting room with French doors to the garden, refitted kitchen/dining room, three bedrooms and fully tiled bathroom. Other benefits include double glazing, gas central heating and generous size enclosed garden with patio areas and laid to lawn. Two parking spaces on graveled driveway.

## GOODMAN WARREN BECK

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**£279,950**

### Situation

Ideally situated to the western outskirts of the town centre with good access to primary and senior schools, together with local shops. Good motor commuting to the larger centres of Bath, Bristol, London and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

### Canopied Porch

UPVC double glazed entrance door to:

### Entrance Hall

Stairs to first floor. Radiator. Tiled flooring. Door to:

### Sitting Room

Upvc window to front. Upvc French doors leading out to garden. Radiator.

### Kitchen/Dining Room

Upvc window glazed window to front in the dining room area. Kitchen fitted with modern wall and base cabinets with quartz effect work surfaces. Belfast sink with mixer tap. Tiled splash back. Built in double electric oven. Induction Hob with stainless steel extractor over. Integrated dishwasher and washing machine. Space for large fridge/freezer. Combination boiler. Tiled Flooring.

### First Floor Landing

Upvc window overlooking rear garden. Radiator.

### Bedroom One

Upvc window to front. Cupboard over stairs. Radiator.

### Bedroom Two

Upvc window to front. Radiator. Cupboard over stairs. Radiator. Loft hatch to partially boarded loft and pull down ladder.

### Bedroom Three

Upvc window to rear. Cupboard. Radiator.

### Bathroom

Upvc obscured glazed window to rear. Fully tiled throughout. P shaped paneled bath with rainfall shower over. Glass shower screen. Vanity hand basin with drawers under. Close coupled WC. Towel Radiator.

### Outside

#### Front Garden

Graveled areas for two cars. Cold water tap. Double electric socket.

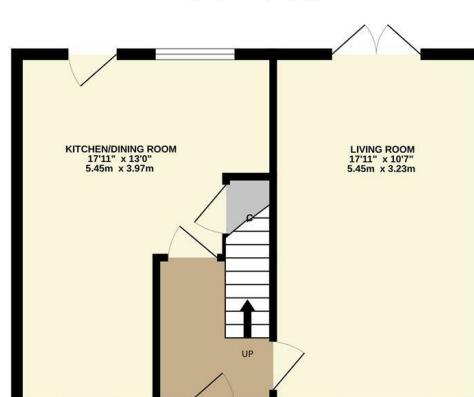
#### Rear Garden

New fencing to side and rear. Patio area with lawn beyond and further patio area to rear. Electric and outside water tap. Rear gate at top of garden with path leading to Lamberts.

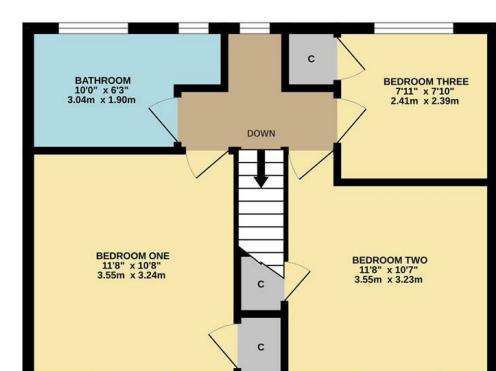
### Directions

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 first right into Allington Way. Take the first left into Pipsmore Road and the property will be found on the right hand side.

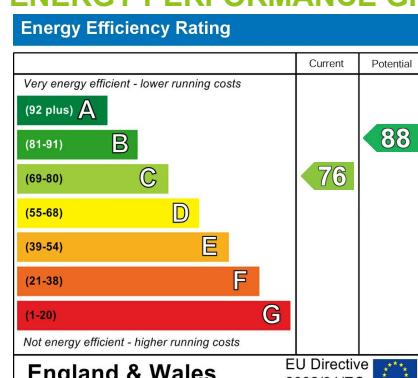
GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



FIRST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



### ENERGY PERFORMANCE GRAPHS



TOTAL FLOOR AREA: 845 sq ft. (78.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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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