



13 Birch Grove
Chippenham

GOODMAN WARREN BECK

13 Birch Grove, Chippenham SN15 1DD

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 $\frac{3}{4}$ 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.

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Offers Over £350,000

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

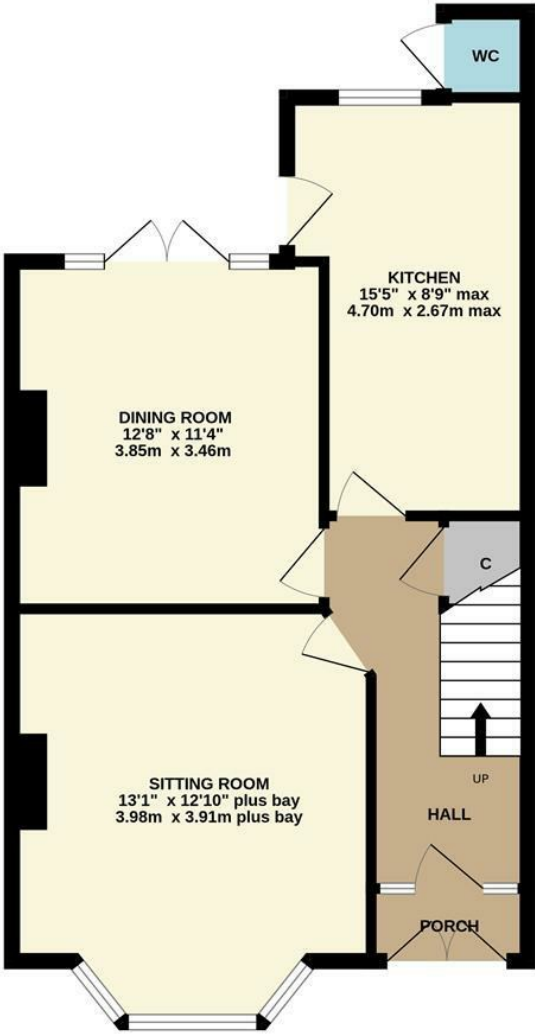
From the town centre, proceed through the railway arches along the one-way system into Marshfield Road. Keep in the right-hand lane and bear right into Park Lane. At the roundabout, take the second exit onto Langley Road. Continue up the hill and turn left into Birch Grove, where the property will be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

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

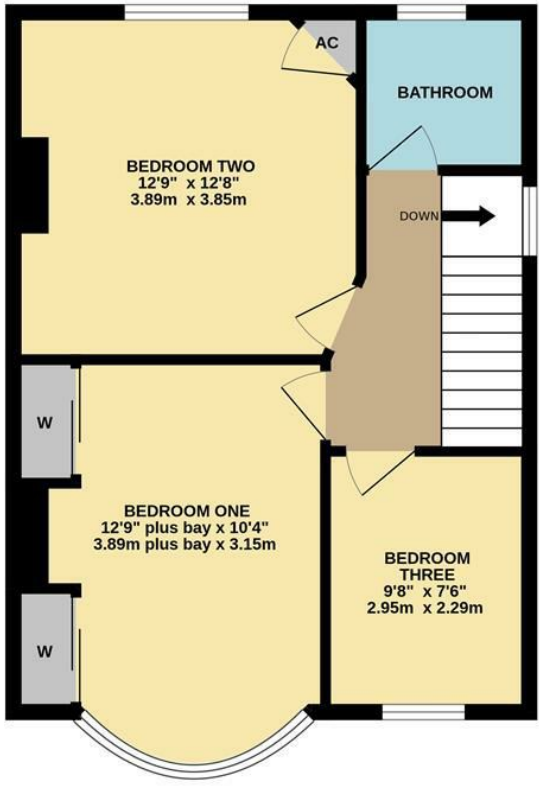
Council Tax Band: D

Tenure: Freehold



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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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FIRST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

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