



1 Pipsmore Road
Chippenham

GOODMAN WARREN BECK

1 Pipsmore Road, Chippenham SN14 0LB

A spacious and improved three bedroom end of terrace ideally situated on the western side of town offering swift and convenient access to a wide range of amenities.

The ground floor accommodation offers a useful entrance porch opening into the entrance hall, a good size dual aspect sitting room with fireplace housing a cast iron wood burning stove, a quality refitted kitchen/dining room fitted with an extensive range of units and a useful lean to on the side. The first then boasts two double bedrooms both with built-in cupboards, a good size third single bedroom with storage alcove and a modern well appointed bathroom with overbath shower and a separate WC. Other benefits include uPVC double glazing, gas central heating an EV charging point and solar panels benefitting from a Feed-in-Tariff.

To the front is a gravelled driveway providing off parking two vehicles and to the rear is an enclosed garden with patio area and lawn beyond.

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).

ACCOMMODATION COMPRISING:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed windows to front and side. Door with obscure glazed side panel to:

ENTRANCE HALL

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

SITTING ROOM

Double glazed window to front. Double glazed French doors to rear. Feature brick fireplace with inset woodburner. Radiator. Luxury vinyl tiled floor.

REFITTED KITCHEN/DINING ROOM

Double glazed window to side and rear. Radiator.

Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with upstands and inset single bowl stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and stainless steel extractor over. Integrated dishwasher. Space and plumbing for automatic washing machine. Space for fridge freezer. Understairs storage cupboard. Luxury vinyl tiled floor. Obscure double glazed door and window to side.

LEAN-TO

Power and light. Doors to front and rear.

FIRST FLOOR LANDING

Double glazed window to rear. Oak doors to:

BEDROOM ONE

Double glazed window to front. Radiator. Cupboard.

BEDROOM TWO

Double glazed window to front. Radiator. Cupboard.

BEDROOM THREE

Double glazed window to rear. Radiator. Storage alcove.

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£300,000

REFITTED BATHROOM

Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment and screen. Vanity wash basin with chrome mixer tap and cupboard under. Tile effect panelled walls.

SEPARATE WC

Obscure double glazed window to rear. Corner wall hung wash basin with chrome mixer tap and tiled splashback. Close couple WC.

OUTSIDE

FRONT GARDEN

Gravelled providing off road parking with path to front door. EV charging point.

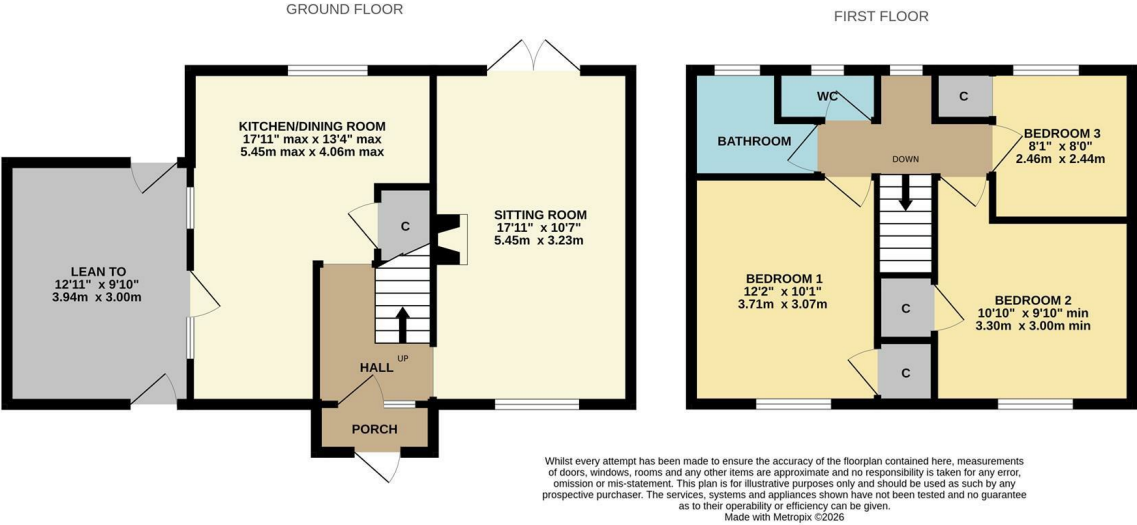
REAR GARDEN

Enclosed by fencing. Patio area with lawn beyond. Garden shed. Outside tap.

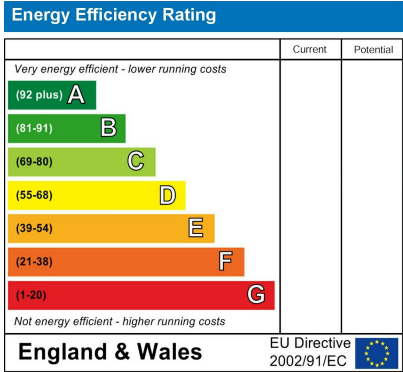
DIRECTIONS

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 immediately on the left hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

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)

