



# 75 Eastern Avenue, Chippenham, SN15 3LW

GOODMAN WARREN BECK

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£330,000

**NO ONWARD CHAIN!** A three bedroom detached bungalow ideally located within the popular area of Monkton Park offering easy access to a wide range of amenities and riverside walks. The accommodation offers an entrance hall, a light and airy sitting room, kitchen with a range of fitted units opening to a double glazed conservatory, main bedroom with fitted wardrobes and matching furniture, two further bedrooms and a modern shower room. Other benefits include double glazing and gas central heating. To the front is a low maintenance gravelled garden. To the rear is a good size garden with hardstanding, lawn and pathway leading to a detached garage and off road parking.

## Situation

The property is ideally situated on the popular Monkton Park area within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Entrance Porch

Tiled floor. Obscure glazed door to:

## Reception Hall

Radiator. Storage cupboard. Access to roof space. Doors to:

## Sitting Room

Double glazed window to front. Radiator. Coving.

## Kitchen

Window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with extractor over. Built-in eye level oven. Space for under counter fridge. Wood laminate flooring. Door to:

## Conservatory

Double glazed on brick base with doors to side. Space and plumbing for washing machine.

## Bedroom One

Double glazed window to rear. Radiator. Two built-in double wardrobes with matching dressing table, two drawer units and bedside unit.

## Bedroom Two

Double glazed window to front. Radiator.

## Bedroom Three

Double glazed windows to front and side. Radiator. Built-in cupboard.

## Shower Room

Obscure double glazed window to rear. Radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Tiled floor. Cupboard housing Worcester gas fired combination boiler. Spotlights.

## Outside

### Front Garden

Gravelled with low level hedge. Path to front door and gated side access to rear garden.

### Rear Garden

Enclosed by fencing with gated side access. Shed. Greenhouse. Hardstanding with two tier lawn beyond. Path to gated rear access. Outside tap.

### Garage & Parking

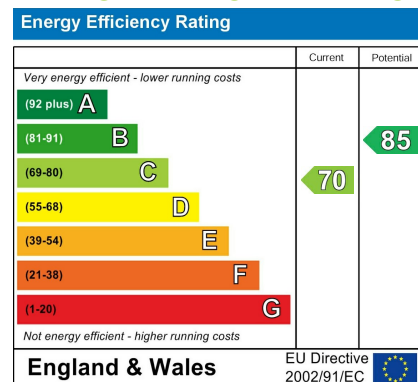
Up and over door. Parking area.

### Directions

From the High Street in the town centre proceed along New Road and at the

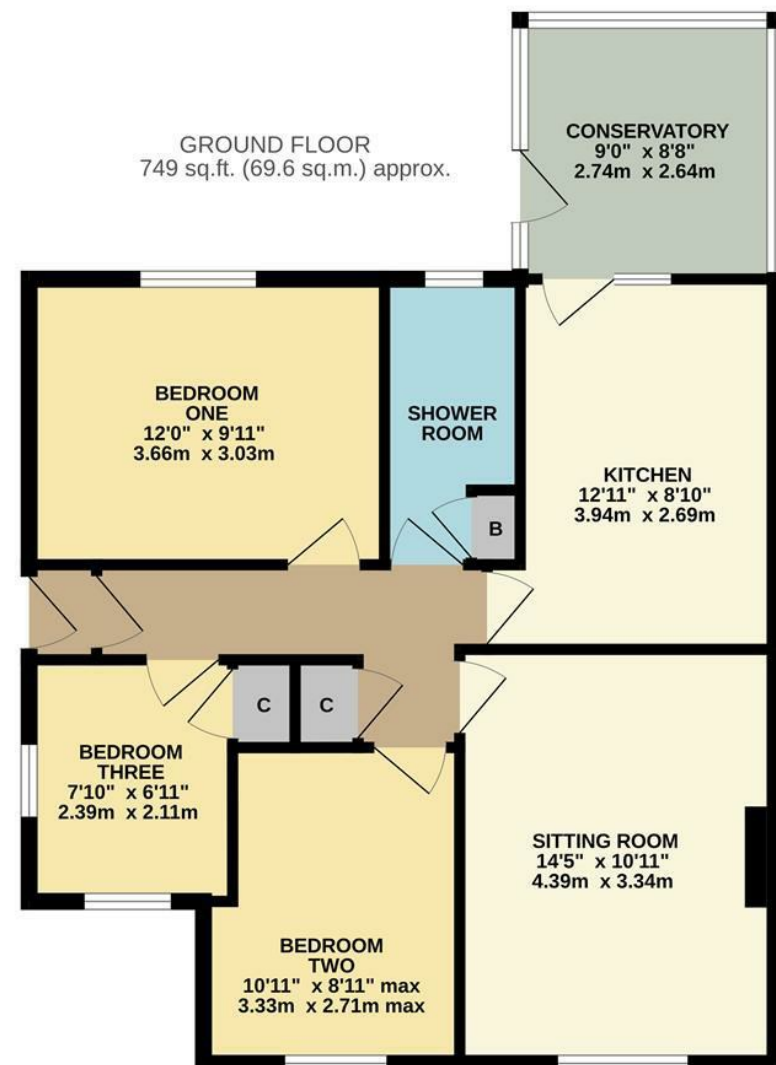
roundabout before the railway arches turn right up Station Hill. Remain on this road which becomes Cocklebury Road. Continue to the T - junction where you will need to turn right. The property will then be found on the left hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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