



16 Marshfield Road, Chippenham, SN15 1JX

A much improved and well presented two bedroom terrace ideally situated in the heart of Chippenham within walking distance of the town centre, mainline station, parks and riverside walks. The main feature of the ground floor is the dining room which opens into a light and airy refitted kitchen/breakfast room with a range of high gloss units and integrated appliances. This is complimented by a useful entrance hall and sitting room with an attractive period fireplace. The first floor boasts a large master bedroom with fitted wardrobes, second double bedroom with built-in wardrobe and a good size bathroom with bath and separate shower. The property retains character features with stripped wooden flooring, fireplaces and ornate coving whilst having the modern convenience of gas central heating and double glazing. To the front is low maintenance garden with shrubs and to the rear is a good size mature garden with large area of lawn, fruit trees, mature shrubs and flowers.

Situation

The property is most conveniently situated within this sought after area of similar prestige properties within easy walking distance of the town centre, mainline rail station c.½ mile and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Entrance door to:

Entrance Porch

Stripped wooden flooring. Door to:

Sitting Room

uPVC double glazed window to front. Radiator. Feature cast iron fireplace with tiled slips and ornate surround. Ornate coving and ceiling rose. Stripped wooden flooring. Archway to:

Inner Hall

Stairs to first floor. Doorway to:

Dining Room

Stripped wooden flooring. Radiator. Feature fireplace with tiled hearth. Understairs cupboard. Opening to:

Refitted Kitchen/Breakfast Room

Delightful light and airy room with large glass roof lantern, skylight, two uPVC double glazed windows to rear and uPVC double glazed window and door to side. High gloss drawer and cupboard base units. Worksurfaces with matching

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upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in eye level double oven. Integrated slimline dishwasher. Integrated fridge and freezer. Space and plumbing for automatic washing machine. Tiled flooring. Spotlights.

First Floor Landing

Stripped wooden flooring. Access to roof space. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Fitted wardrobes and cupboards. Stripped wooden flooring.

Bedroom Two

uPVC double glazed window to rear. Radiator. Built-in double wardrobe. Stripped wooden flooring.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principle areas. Tiled shower. Pedestal wash basin with tiled splashback. Close coupled WC. Wall mounted Worcester gas fired combination boiler. Painted wooden floor.

Outside

Front Garden

Enclosed by wall. Gravelled with shrubs and steps up to front door.

Rear Garden

Good size mature garden with steps upto gravelled area leading to lawn with fruit trees, mature shrubs and flowers. Paved area with greenhouse and garden store. Outside tap.

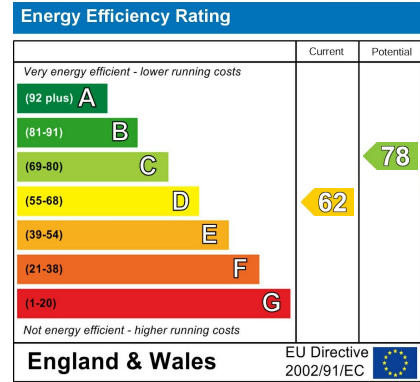
Directions

From the town centre proceed up New Road under the railway arches and into Marshfield Road where the property will be found on the right hand side.

Agent's Note

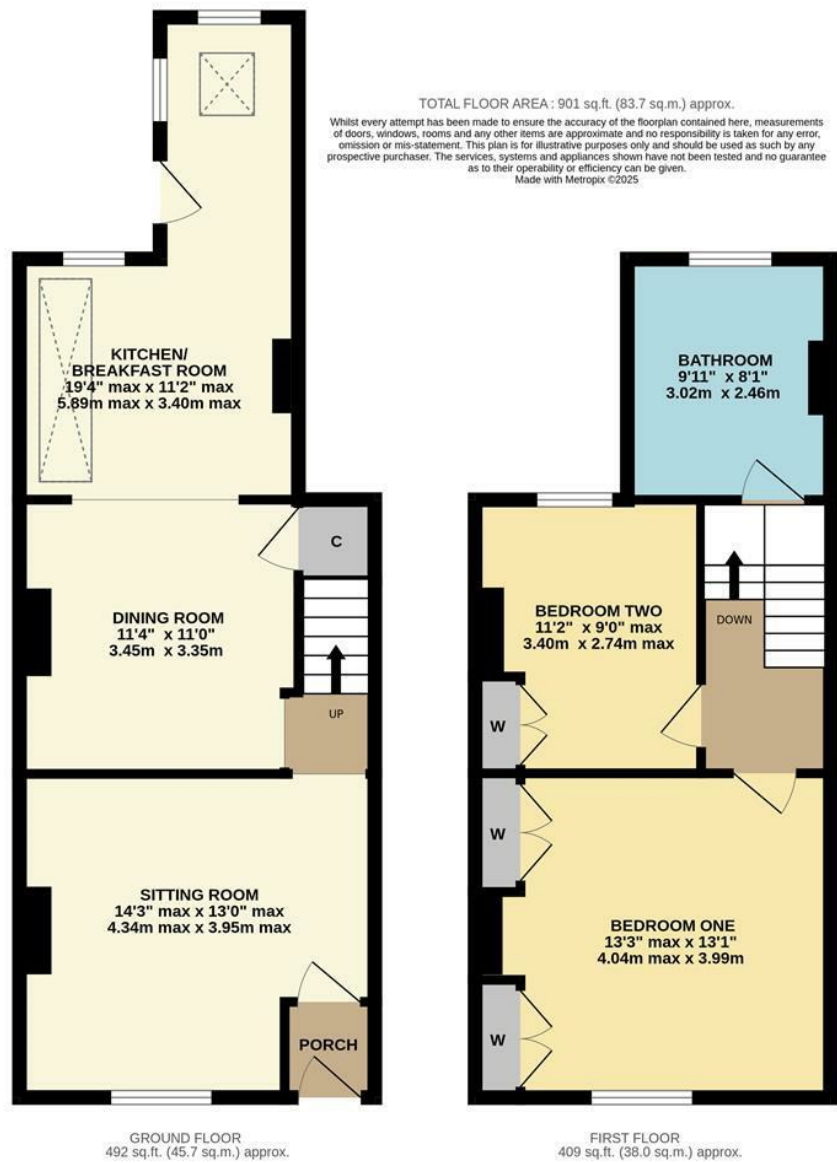
There is an improvement indicator against the council tax band for this property.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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