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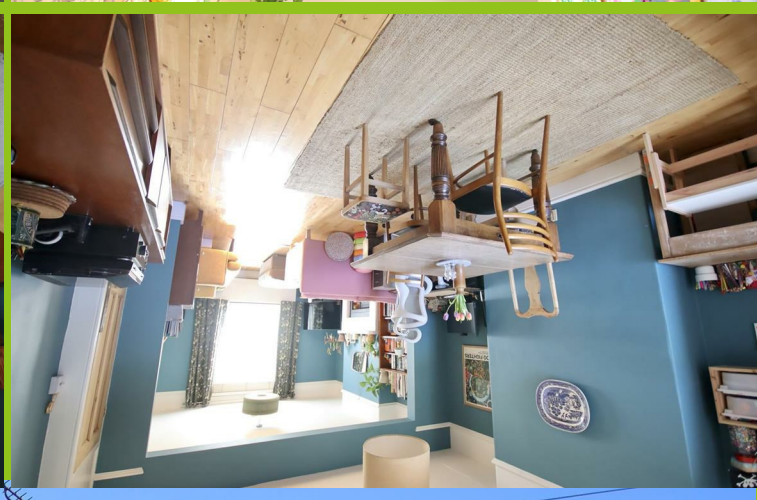


3 Hawthorn Road
Chippenham

GOODMAN WARREN BECK

3 Hawthorn Road, Chippenham, SN15 1BU

A delightful two bedroom property ideally situated on a no through road just a short walk from the town centre, park and mainline station. The property is beautifully presented throughout retains a real sense of charm and character. The ground offers a good size entrance hall, open plan plan sitting room and dining room with a period fireplace, a modern refitted kitchen with high gloss units and solid wood worksurfaces complemented by a matching utility area. The first floor has a spacious landing, a large main bedroom with two windows and a fireplace, second double bedroom with fireplace and a generous bathroom with bath and separate shower. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden laid to gravel with path to the front door. To the rear is a good size garden with raised beds, lawn with flower and shrubs beds, a paved seating area and garden shed/store.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Offers Over £280,000

Situation
The property is conveniently situated on a no through road in a mature popular area on the favoured northern side of the town, close to local senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.¼ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

Accommodation Comprising:

Recessed Porch
Victorian style tiles. Composite front door to:

Entrance Hall
Stairs to first floor. Radiator with decorative cover. Wood laminate flooring with fitted door mat. Stripped wooden door to:

Dining Room
Double glazed window to rear. Radiator. Understairs storage cupboard. Wood laminate flooring. Picture rails. Door to kitchen. Open plan to:

Sitting Room
Double glazed window to front. Radiator. Feature cast iron fireplace with tiled slips. Wood laminate flooring. Picture rails.

Refitted Kitchen
Double glazed window and door to side. High gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Solid wood worksurfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and stainless steel extractor over. Integrated slimline dishwasher. Tiled floor. Doorway to:

Utility
Double glazed window to side. Radiator. High gloss base unit and matching wall mounted cupboard. Solid wood worksurface with tiled splashbacks. Integrated fridge/freezer. Worcester gas fired combination boiler.

First Floor Landing
Access to partly boarded roof space with ladder and light. Doors to:

Bedroom One
Two double glazed windows to front. Radiator. Feature cast iron fireplace.

Bedroom Two
Double glazed window to rear. Radiator. Feature cast iron fireplace.

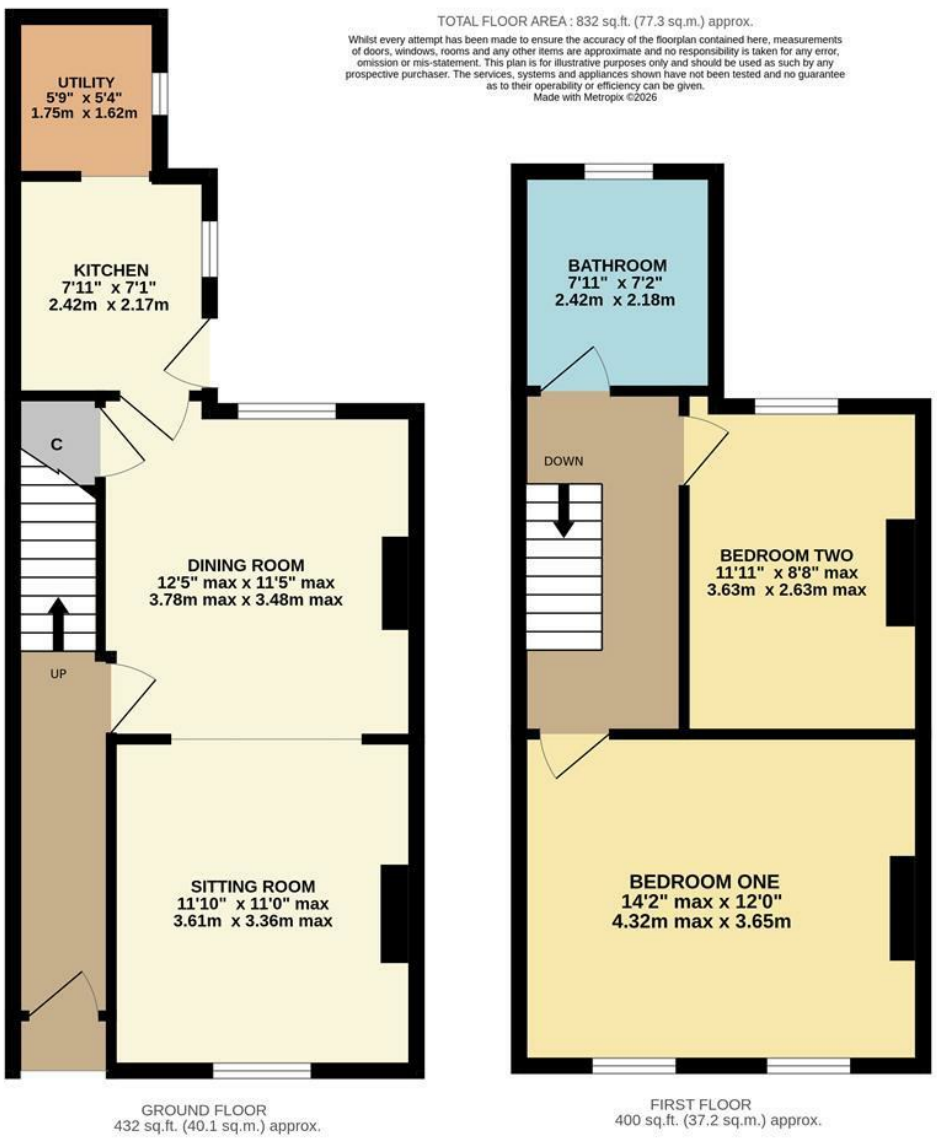
Bathroom
Obscure double glazed window to rear. Contemporary style radiator. Panelled bath with tiling to principal areas. Fully tiled corner shower cubicle. Pedestal wash basin with tiled splashbacks. Close coupled WC.

Outside

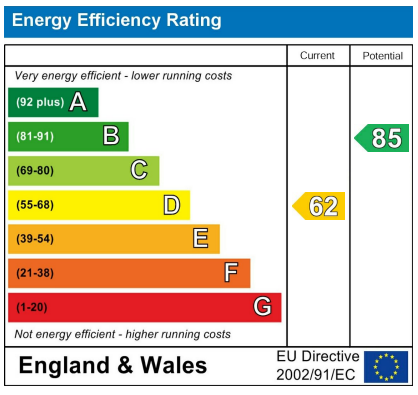
Front Garden
Laid to decorative shingle with path to front door.

Rear Garden
Area of hardstanding. Raised beds. Lawn with flower and shrub borders. Paved seating area. Garden shed/store. Outside tap.

Directions
From the town centre proceed through the railway arches leading out of town 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 into Langley Road, Take the third right into Hawthorn Road. The property will then be found on the left hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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