



33 Wicks Drive  
Chippenham, SN15 3FS

GOODMAN WARREN BECK

# 33 Wicks Drive, Chippenham, SN15 3FS

**NO ONWARD CHAIN!** A modern three bedroom semi detached house ideally situated on the popular Pewsham development offering easy access to a wide range of amenities. The ground floor accommodation offers a useful entrance porch, a good size sitting room, the garage has then been converted to create a separate dining area and a kitchen with door to the garden. The first floor then boasts three good size bedrooms and a wet room. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking and to the rear is an enclosed garden with patio area and lawn.

## SITUATION

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

## ACCOMMODATION COMPRISING:

Obscure double glazed entrance door to:

## ENTRANCE PORCH

Obscure double glazed window to side. Door to:

## SITTING ROOM

Double glazed window to front and rear. Two radiators. Stairs to first floor. Understairs cupboard.

## DINING AREA

Double glazed window to front. Radiator.

## KITCHEN

Double glazed window to rear. Double glazed door to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces. Inset single bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for automatic washing machine and fridge/freezer. Tiled floor. Fully tiled walls.

## FIRST FLOOR LANDING

Access to roof space. Cupboard housing Worcester combination boiler. Doors to:

## BEDROOM ONE

Double glazed window to rear. Radiator.

## BEDROOM TWO

Double glazed window to front. Radiator.

## BEDROOM THREE

Double glazed window to front. Radiator.

## WET ROOM

Obscure double glazed window to front. Radiator. Shower area. Pedestal wash basin. Close coupled WC. Fully tiled walls.

## OUTSIDE

## GOODMAN WARREN BECK

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**£295,000**

## FRONT GARDEN

Driveway providing off road parking. Picket fence with gravelled area and path to front door.

## REAR GARDEN

Enclosed by wall and fencing with gated side access. Full width patio with lawn beyond. Outside tap.

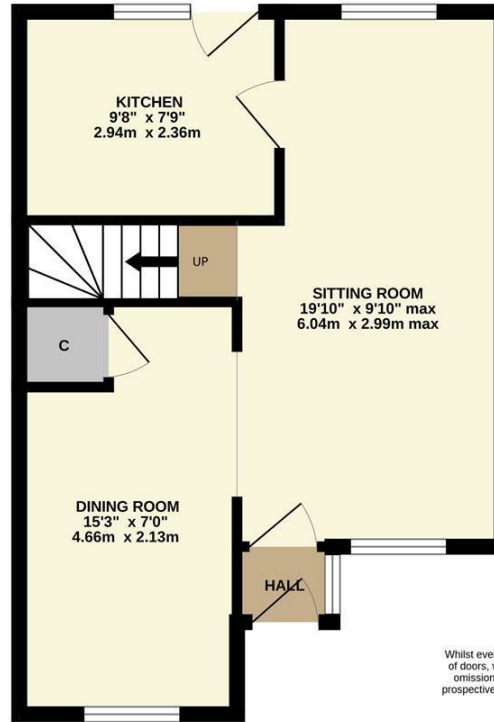
## DIRECTIONS

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, take the third left into Wicks Drive where the property can be found on the right hand side, after the turning to Jordan Close.

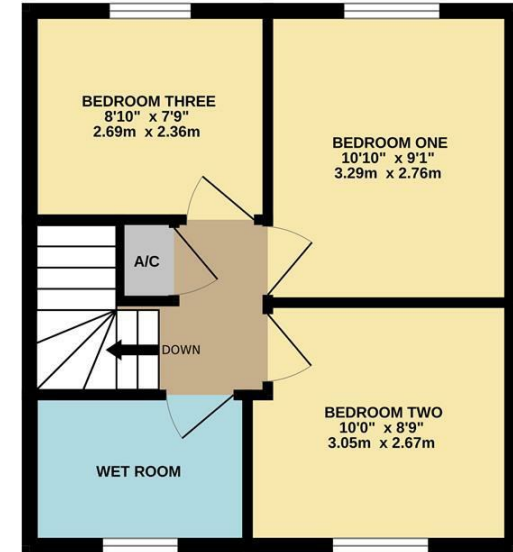
## AGENTS NOTE

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

GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



FIRST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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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## ENERGY PERFORMANCE GRAPHS

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

Council Tax Band: C

Tenure: Freehold

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