



69 Woodlands Road
Chippenham, SN14 0HQ

GOODMAN WARREN BECK

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A three bedroom mid terrace home located in a central location within Chippenham with easy walking distance of town centre, park and mainline station. On the ground floor the property comprises of entrance hall, sitting room with feature alcoves opening through to the kitchen/dining room with a range of fitted units and French doors to the garden. On the first floor there are two double bedrooms, a single bedroom and a refitted family bathroom with a white suite and over bath shower. Other benefits include gas central heating and double glazing. To the front is a low maintenance garden and to the rear is an enclosed paved garden with garden shed.

SITUATION

The property is located in a mature established central area of the town, conveniently situated within walking distance of the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

ACCOMMODATION COMPRISING:

Double glazed door leading to:

ENTRANCE HALL

Radiator. Wood laminate flooring. Stairs to first floor. Dado rail. Door to:

SITTING ROOM

Two double glazed windows to front. Radiator. Wood laminate flooring. Opening through to:

KITCHEN/DINING ROOM

Double glazed French doors to rear. Spotlights. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for electric cooker. Space and plumbing for washing machine. Further appliance space. Understairs storage. Tall cupboard housing boiler.

FIRST FLOOR LANDING

Access to roof space. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator. Picture rails.

BEDROOM TWO

Double glazed window to rear. Radiator. Built-in cupboard with radiator. Picture rails. Spotlights.

BEDROOM THREE

Double glazed window to front. Radiator. Over stairs storage cupboard. Spotlights.

REFITTED BATHROOM

Obscure double glazed window to rear. Chrome ladder. Panelled bath with shower over and screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas.

OUTSIDE

FRONT GARDEN

Enclosed by low level timber fencing with gated access. Paved for ease of maintenance.

REAR GARDEN

Enclosed by timber fencing. Fully paved. Outside water tap. Timber shed. Flower bed.

DIRECTIONS

From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout. Take the first left into Woodlands Road and the property will then be found towards the end of the road on the left hand side, shortly before the turning into Loyalty Street.

AGENTS NOTE

Right of access over neighbouring property to provide access to the rear garden.

GOODMAN WARREN BECK

64 Market Place

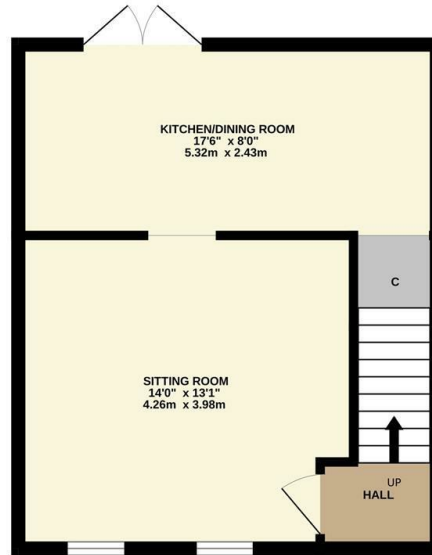
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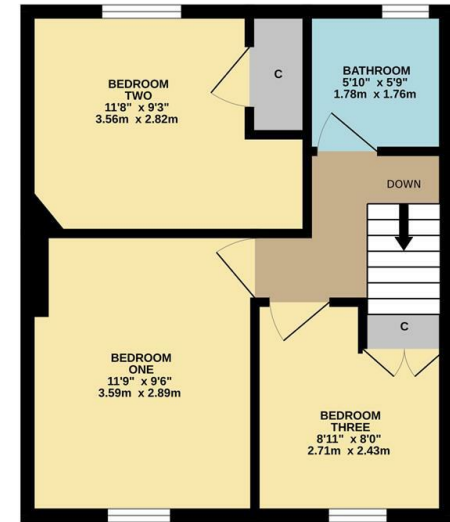
Email info@goodmanwb.co.uk

£230,000

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



FIRST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 90 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Council Tax Band: B

Tenure: Freehold

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