



**14 Bryant Close, Chippenham, SN15 1FX**

**£300,000**

Located on the new development of Birds Marsh View, a well presented three bedroom modern terrace house. To the rear there is an enclosed garden with newly laid turf, to the front there are two allocated parking spaces. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

### **Entrance Hallway**

Front door leads into hallway, door to living room and stairs to first floor.

### **Cloakroom**

Double glazed window, W.C, hand basin, radiator.

### **Living Room 14'04" x 11'0" (4.37m x 3.35m)**



Double glazed window, radiator, under stairs cupboard, door to kitchen/diner.

### **Kitchen / Diner 15'03" x 8'10" (4.65m x 2.69m)**



Double glazed windows to the rear, doors to garden, laminated work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, wall mounted gas boiler, integrated fridge/freezer, integrated washing machine.



### **Landing**

Doors to all bedrooms and bathroom, built in cupboard, radiator, access to loft.

### **Bedroom One 9'07" x 9'06" (2.92m x 2.90m)**



Double glazed window, built in wardrobe, radiator, door to en suite.

### **En Suite**



Double glazed window, tiled shower cubicle, hand basin, W.C, radiator.

**Bedroom Two 9'02" x 7'07" (2.79m x 2.31m)**



Double glazed window, radiator.

**Bedroom Three 7'07" x 5'11" (2.31m x 1.80m)**



Double glazed window, radiator.

**Bathroom**



Panelled bath with over bath shower, pedestal hand basin, W.C, radiator.

**Outside**

**Rear**



Enclosed garden with newly laid turf.

**Front**



Two allocated parking spaces.

**Tenure**

GOV.UK advises Freehold.

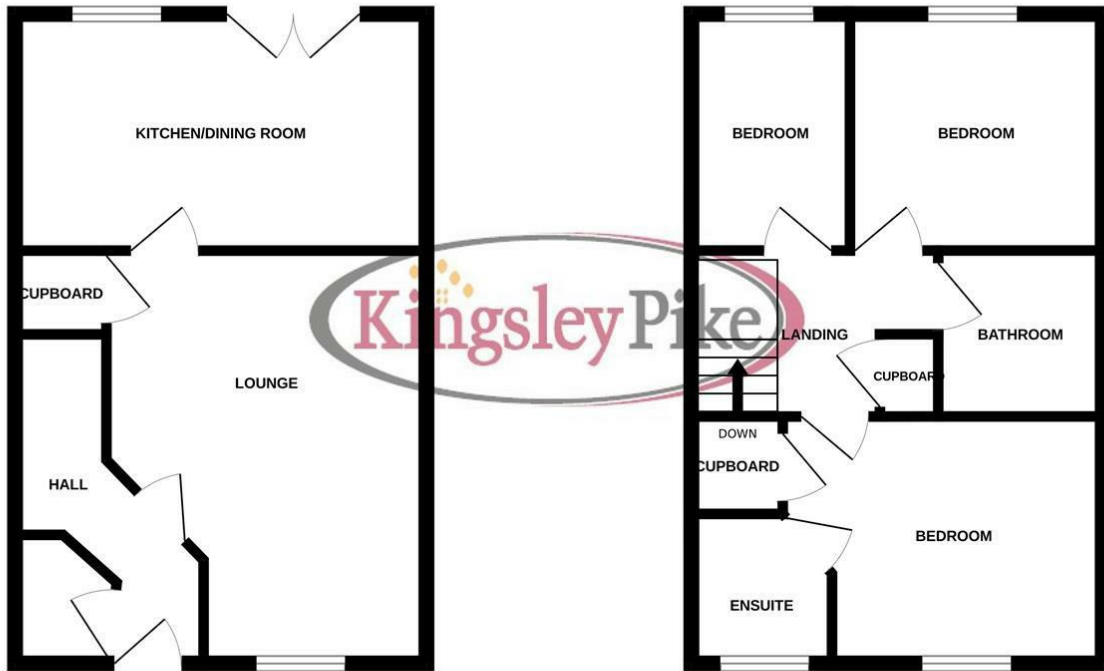
**Council Tax Band**

GOV.UK advises band C.

# Floor Plan

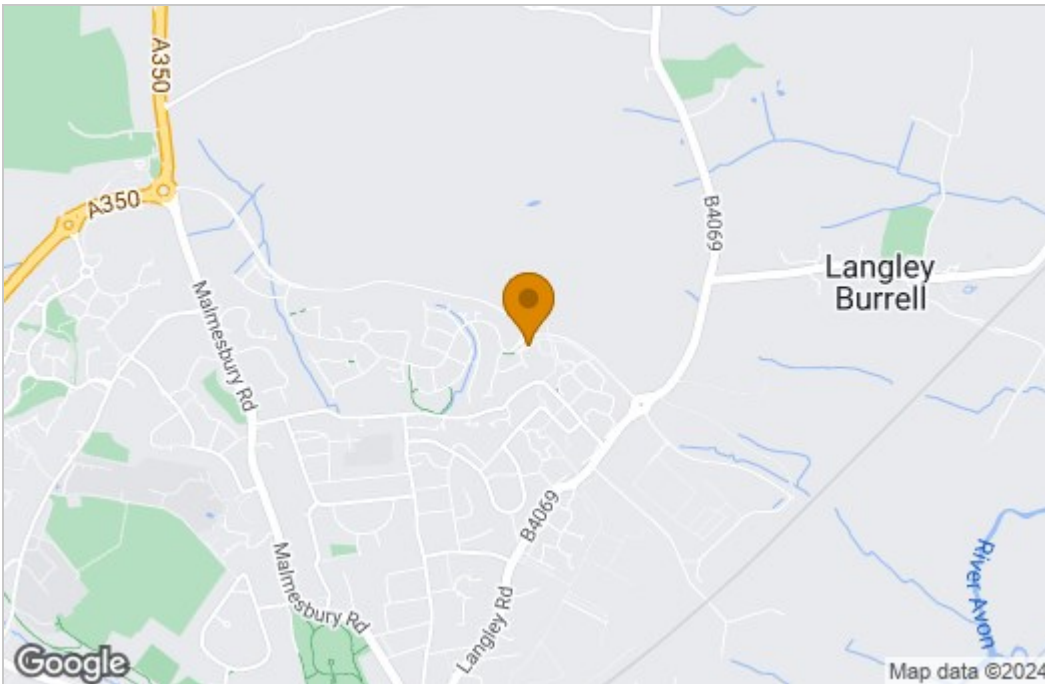
GROUND FLOOR

1ST FLOOR



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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# Area Map



# Energy Efficiency Graph

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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