



**39 James Close, Chippenham, SN15 3YA**

**£239,950**

Located on the popular development of Pewsham, a two double bedroom end terrace house with conservatory / sun lounge to the side. The property features a modern fitted kitchen and larger than average garden to the rear which is laid mainly to lawn. There is a driveway providing off road parking for two cars. Further benefits include double glazing and gas central heating.



### Entrance Hallway

Front door leads into hall, radiator.

### Living Room 15'04" x 11'05" (4.67m x 3.48m)



Double glazed window, radiator.



### Conservatory / Sun Room 16'0" x 7'08" (4.88m x 2.34m)



Double glazed conservatory / sun room, doors to garden, tiled floor.

### Modern Fitted Kitchen 11'04" x 7'02" (3.45m x 2.18m)



Two double glazed windows, work tops with a range of cupboards and drawers, inset bowl sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for under counter fridge.

### Landing

Double glazed window to side, doors to both bedrooms and bathroom, access to loft with gas boiler.

### Bedroom One 9'11" x 9'03" (3.02m x 2.82m)



Double glazed window, radiator.



**Bedroom Two 11'05" x 7'04" (3.48m x 2.24m)**



Double glazed window, radiator.

**Bathroom**

Bath, hand basin, W.C, radiator.

**Outside**



**Rear**



Larger than average garden laid mainly to lawn with garden shed.

**Front**

To the front there is a further area of garden.

**Driveway**

To the side there is a driveway providing off road parking for two cars.

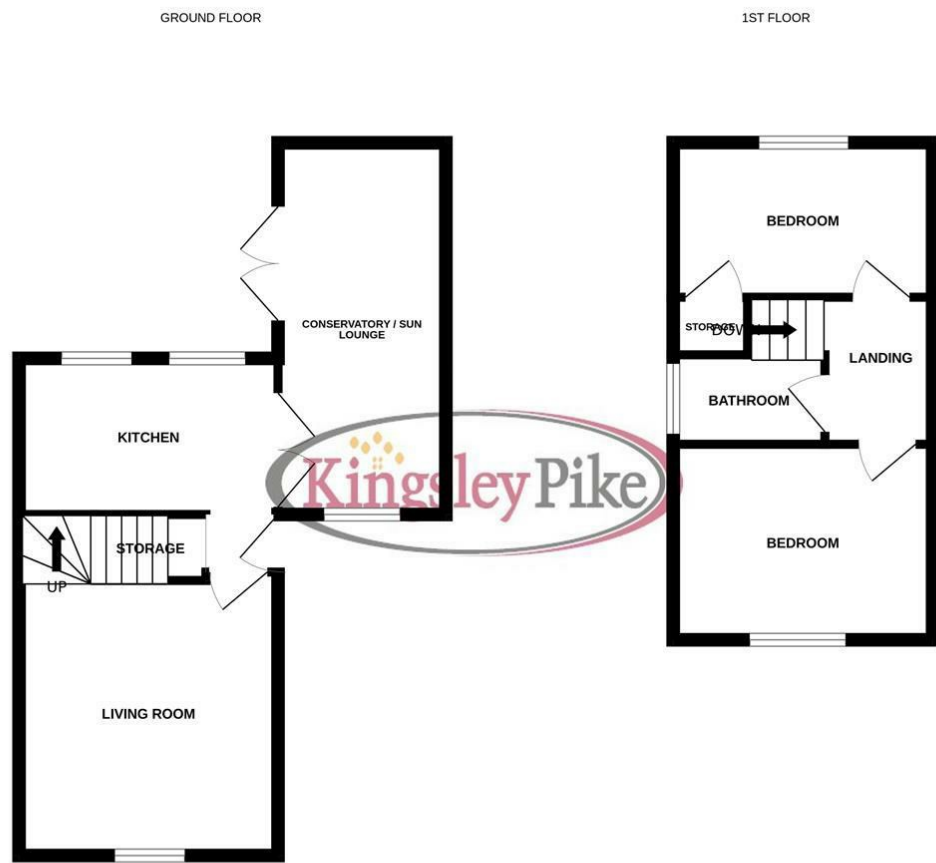
**Tenure**

GOV.UK advise Freehold

**Council Tax Band**

GOV.UK advise Band B.

Floor Plan

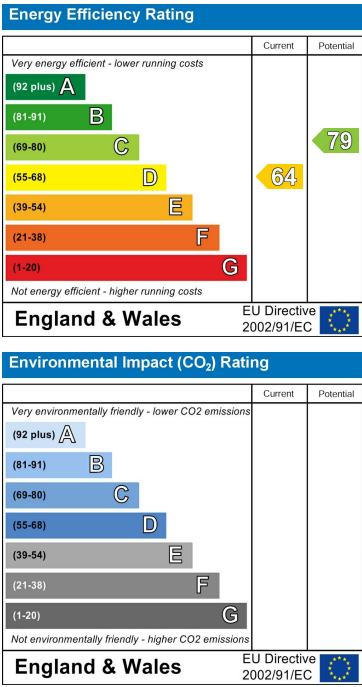


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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