



**15 James Close, Chippenham, SN15 3YA**  
**£225,000**

Located on the popular development of Pewsham, a two bedroom end terrace house. Pewsham offers a good range of amenities including Doctors Surgery, Public house, Primary School and Local Tesco. The property has well presented accommodation comprising: Porch, Living Room, Fitted Kitchen, Two Bedrooms and Bathroom. The property benefits from double glazing and gas central heating. To the rear there is an enclosed garden laid to lawn, to the front there is a parking space.

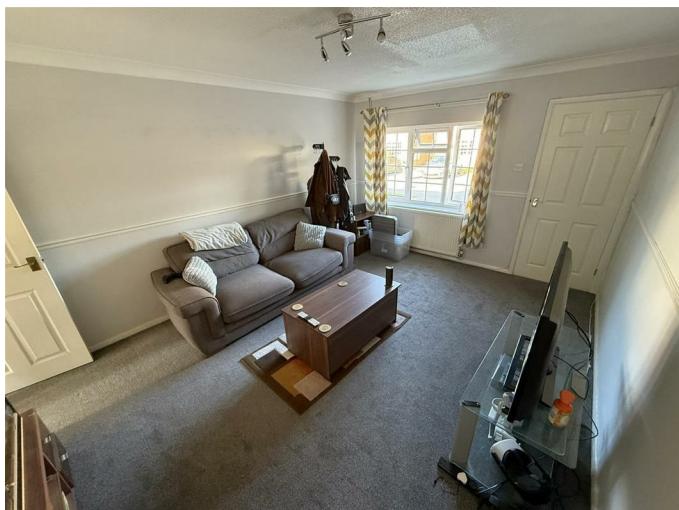
## Porch

Double glazed door to the front, double glazed window to the side, door in to the lounge.

## Lounge 15'06" x 11'05" (4.72 x 3.48)



Double glazed window to the front, radiator, stairs to the first floor, door in to the kitchen.



## Kitchen 11'06" x 6'11" (3.51 x 2.11)



Double glazed window and double glazed door to

the rear, under stairs storage cupboard, range of floor and wall mounted units, stainless steel sink and drainer, space for a cooker, cooker hood, plumbing and space for a washing machine, space for a further appliance.

## Landing

Loft access door to the bathroom and the bedrooms.

## Bedroom One 11'06" x 10'02" (3.51 x 3.10)

Double glazed window to the front, radiator.

## Bedroom Two 11'06" x 7'03" (3.51 x 2.21)

Double glazed window to the rear, radiator, over stairs cupboard.

## Bathroom 8'04" x 5'02" (2.54 x 1.57)



Double glazed window to the side, radiator, toilet, wash hand basin, bath with shower over.

## Rear Garden



Laid to areas of lawn, patio and hard standing with summer house and garden shed. There is side access leading to the parking space at the front.

## Parking

One allocated parking space located to the front of the property.

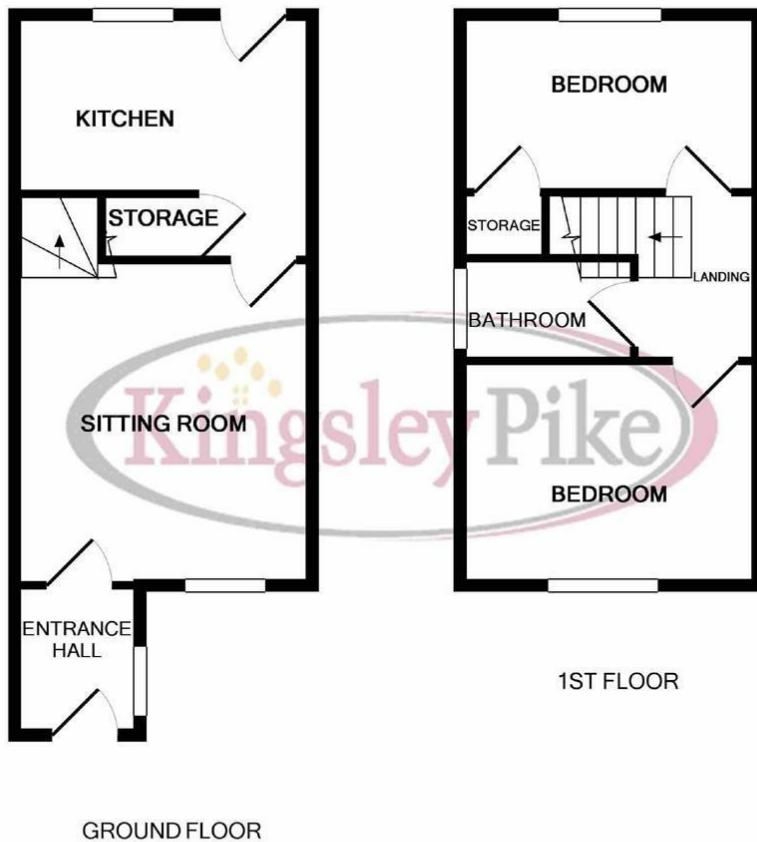
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

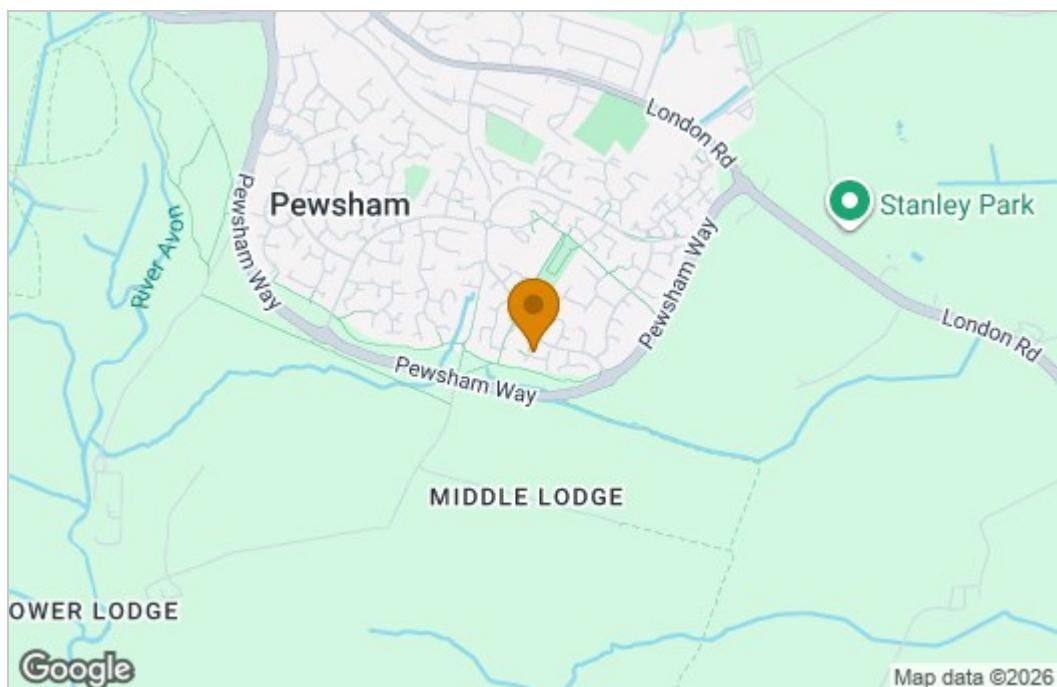
GOV.UK advise Band B.

## Floor Plan

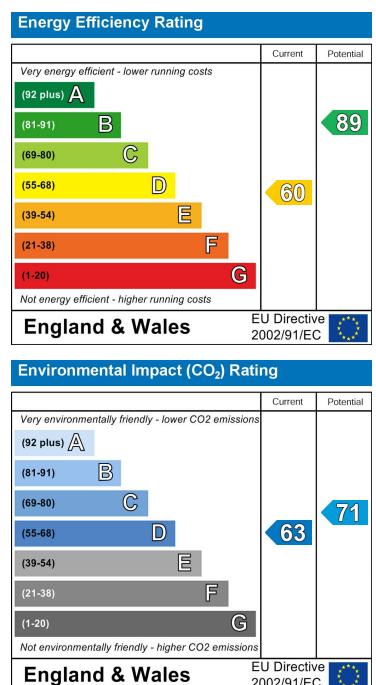


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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