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# Bryant Close, Chippenham

Guide Price £300,000

3 2 1



**Reference; SW0341.** Well presented three double bedroom semi detached townhouse with driveway parking just to the side of the property, pleasantly situated on the popular Birds Marsh development, offering easy access to the town centre, M4 motorway & mainline railway station. The property offers spacious & light accommodation throughout and in brief comprises; Entrance hall, lounge with useful storage cupboard, inner hallway with the stairs rising to the first floor and cloakroom off, and kitchen with lots of storage space and integrated appliances including a dishwasher, and double doors opening to the garden. The first floor comprises two double bedrooms and a family bathroom whilst to the second floor is a spacious master bedroom with en-suite shower room. To the rear of the property is an enclosed garden laid to lawn with decked and patio terraces and gated access to the front leading to the driveway. An internal viewing is highly recommended.

### Situation

The property is situated on the popular Birds Marsh development and is ideally situated on the northern outskirts of the town within easy reach of the town centre. Chippenham offers a comprehensive range of amenities to include mainline railway (London-Paddington), good choice of schools, college and sports centre. The M4 motorway, A4 and the A420 are all within easy access and offer good commuting links to the major centres of Bath, Bristol, Swindon and London.

**\*\*\* PLEASE QUOTE REFERENCE; SW0341 \*\*\***

### Property Information

Freehold

Council Tax Band; D

Gas Fired Central Heating

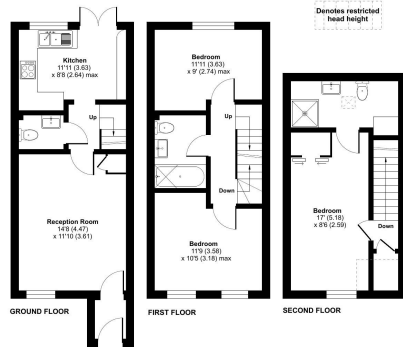
EPC Rating; B

Estate Charge TBC



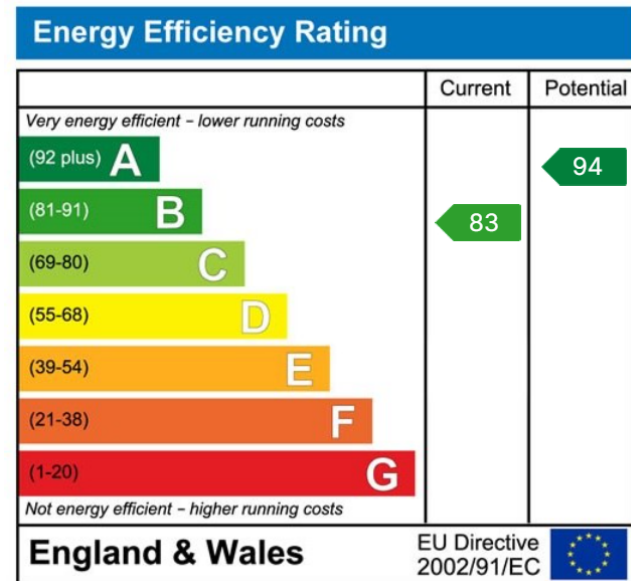
**Bryant Close, Chippenham, SN15**

Approximate Area = 904 sq ft / 83.9 sq m  
 Limited Use Area(s) = 116 sq ft / 10.7 sq m  
 Total = 1020 sq ft / 94.6 sq m  
 For identification only - Not to scale



For plan produced in accordance with RICS Property Measurement Standards (Proprietary) International Property Measurement Standards (IPMS) (International), October 2018. Prepared for Bryant Close, Chippenham, SN15. Ref: 1101248

- Please Quote Reference SW0341
- Good Access To The M4 & Mainline Railway Station
- Semi Detached Townhouse
- Kitchen With Lots Of Storage
- Driveway Parking To Side Of Property
- Popular Birds Marsh Development
- Well Presented
- Three Double Bedrooms
- Family Bathroom, En-Suite & Downstairs Cloakroom
- Viewing Highly Recommended



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