

for sale

offers in excess of **£310,000**



Bryant Close Chippenham SN15 1FX

Semi Detached house comprising Entrance Hall, Lounge, Kitchen/Diner, Cloakroom to the Ground Floor with Three Bedrooms with ensuite to master plus family bathroom. Outside there are two allocated parking spaces. South westerly facing rear garden.



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Description

A modern SEMI DETACHED house situated on the popular Birds Marsh Development within close proximity to a local recreational park and within easy access to Chippenham Town Centre where there is a range of shops, bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London. The property further benefits from a south westerly facing rear garden.

The property itself comprises Entrance Hall, Cloakroom, Lounge and Kitchen/Diner to the Ground Floor whilst to the First Floor there are Three Bedrooms with an ensuite shower room to the main bedroom plus a Family Bathroom. Outside there are front and rear gardens plus two allocated parking spaces. Viewing Recommended.



Ground Floor

Entrance Hall

Stairs rising to First Floor. Doors to Lounge and cloakroom.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to front.

Lounge

14' 3" x 12' 2" (4.34m x 3.71m)

Double glazed window to front. Radiator. TV point. Understairs storage cupboard.

Kitchen/Diner

15' 3" x 9' 5" (4.65m x 2.87m)

Window to rear. French doors to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and hob with cooker hood over. Plumbing for washing machine.

First Floor

Landing

Stairs rising from ground floor. Linen cupboard. Doors to all rooms.

Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m)

window to front. Radiator. Built in wardrobe. Door to Ensuite

Ensuite

Suite comprising low level WC, wash hand basin and corner shower unit. Window to front.

Bedroom Two

8' 9" x 7' 6" (2.67m x 2.29m)

Window to rear. Radiator.

Bedroom Three

7' 6" x 6' 2" (2.29m x 1.88m)

Window to rear. Radiator.

Outside

Front

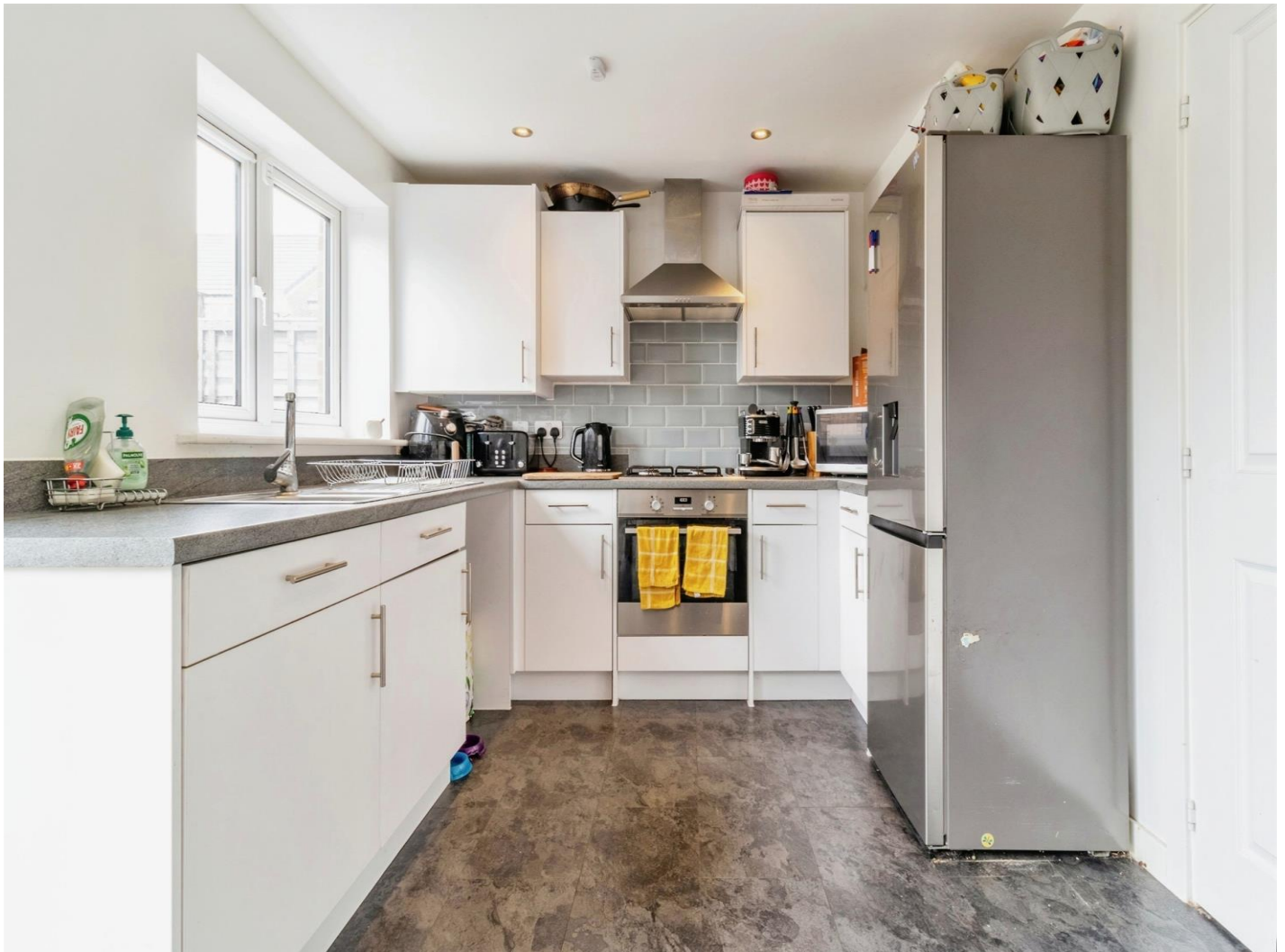
Mature shrub borders. Pathway to front door.

Rear Garden

Fully enclosed, south westerly facing. Patio area with the remainder laid to lawn.

Parking

Two allocated parking spaces.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305798 - 0005

Tenure: Freehold

EPC Rating: B

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