



📍 22 Bryant Close, Chippenham, Wiltshire, SN15 1FX

🏠 £250,000

A modern, two double bedroom, terraced house with well enclosed garden and allocated parking, which is situated on the popular Birds Marsh development, within walking distance of the train station and town centre amenities.

- Modern, Terraced House
- Two Double Bedrooms
- Bathroom & Cloakroom
- Gas Central Heating & UPVC Double Glazing
- Level, Well Enclosed Garden
- Two Allocated Parking Spaces
- Popular Location
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating B



A modern, terraced house with well enclosed garden and allocated parking, which is situated on the popular Birds Marsh development, within walking distance of the train station and town centre amenities. The property benefits from gas central heating, UPVC double glazing, cloakroom and NO ONWARD CHAIN.

The property offers accommodation over two floors comprising; entrance hall with cloakroom off, good sized sitting room with under stairs cupboard, kitchen/dining room with built in oven, hob and extractor and French doors opening onto the rear garden, two double bedrooms and a bathroom with white suite.

Externally there is a small garden to the front and a paved path leading to the front door. To the rear there is a level, predominately lawned garden with gated access to the rear. The garden is well enclosed and enjoys a good deal of privacy.

In front of the property there are two allocated parking spaces.

#### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; C

Freehold

Mains gas, electricity, water and drainage

Gas Central Heating

Estate Charge; Approximately £145 per annum

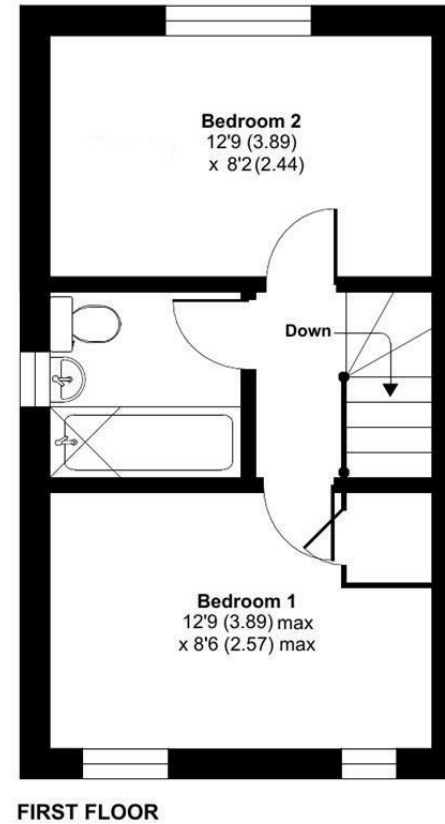
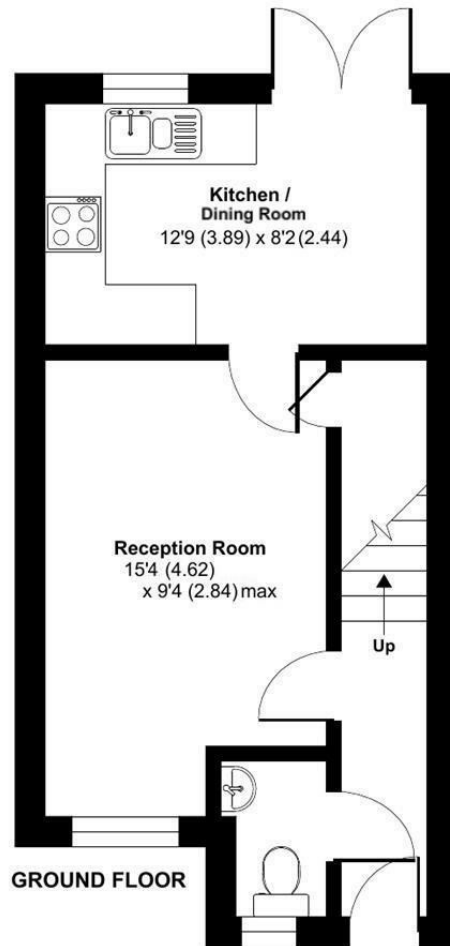
EPC Rating; B

Remaining NHBC Warranty



Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1071311

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