





📍 18 Bryant Close, Chippenham, SN15 1FX

🔗 Offers In Excess Of £300,000

A well-positioned and well-presented three bedroom end of terrace home, ideally situated in a quiet cul-de-sac on the highly sought after and newly established Birds Marsh View development, only a short distance from J17 of the M4 and Chippenham railway station.

- Modern End of Terrace House
- Three Bedrooms
- Principal Bedroom with En-suite Shower Room
- Cloakroom & Family Bathroom
- Lovely Kitchen / Diner with French Doors
- Private & Enclosed Landscaped Rear Garden
- Off-Road Driveway Parking for Two Vehicles
- Cul-De-Sac Position
- Popular Birds Marsh Development
- Close to Railway Station & M4

🏡 Freehold

🏠 EPC Rating B





A well-located and well-presented three bedroom end of terrace home, nicely positioned in a quiet cul-de-sac on the highly sought after and newly established Birds Marsh View development, only a short distance from J17 of the M4 and Chippenham railway station.

The internal accommodation is both modern and stylish, and comprises; entrance hall, cloakroom, living room, integrated kitchen / diner with french doors out to the garden, three bedrooms, including the principal bedroom with en-suite shower room and built-in wardrobe, and finally the family bathroom with shower over.

Externally the property benefits from a private, enclosed landscaped rear garden, with rear access, and two off-road parking spaces to the front.

**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, Water, Electricity & Drainage

Gas Central Heating

EPC Rating; B

Remaining NHBC Warranty

**Rooms**

Entrance Hall

Cloakroom

Lounge 14' 5" x 11' 11" max

Kitchen / Diner 15' 7" x 9' 1"

Landing

Bedroom One 11' 11" x 9' 9" max

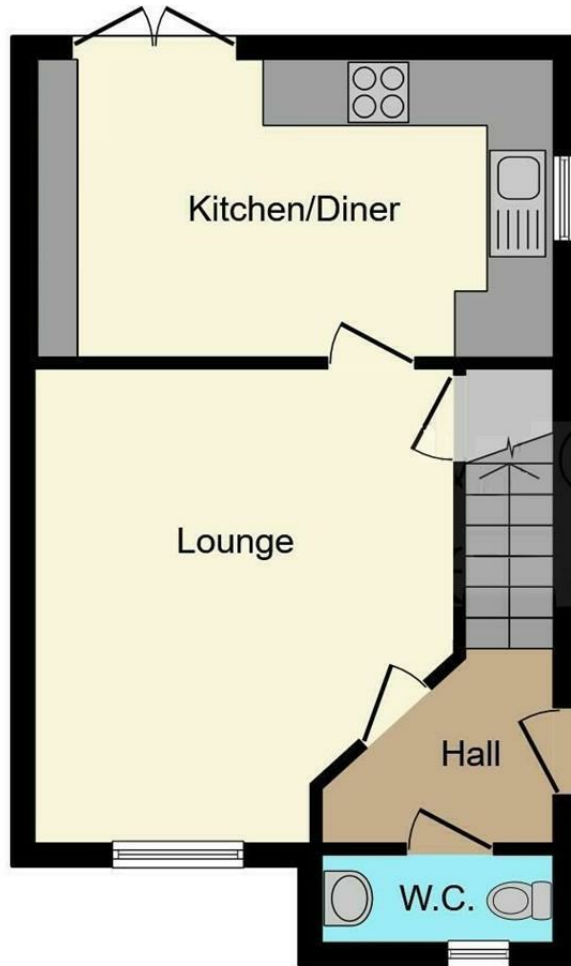
Ensuite

Bedroom Two 7' 7" x 9' 2"

Bedroom Three 7' 7" x 6' 3"

Family Bathroom





**Ground Floor**



**First Floor**

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