



# 24 Centurion Close, Chippenham, SN15 3TQ

GOODMAN WARREN BECK

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£215,000

A much improved and well presented two bedroom house situated in a cul-de-sac on the popular Pewsham development with access to a wide range of amenities. The accommodation offers a sitting room, quality refitted kitchen/breakfast room with a range of units, breakfast bar and built-in oven, hob and slimline dishwasher, two bedrooms and a refitted bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating with combination boiler. To the rear is a pleasant enclosed garden with shed/summerhouse and there is an allocated parking space.

## Situation

The property is situated in a cul-de-sac on the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, pharmacy, junior school, public house, vets and community centre. Abbeyfield senior school is a short walk away. Chippenham mainline rail station is c.1 mile and M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

## Canopied Porch

Composite entrance door leading to:

## Sitting Room

uPVC double glazed window to front. Television point. Coving. Part glazed door to:

## Refitted Kitchen/Breakfast Room

uPVC double glazed window to rear. Obscure uPVC double glazed door to rear. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces incorporating a breakfast bar with matching upstands and tiled splash backs. Inset one and a half bowl sink unit with chrome mixer tap. Built-in electric oven and hob with stainless steel extractor over. Integrated slimline dishwasher. Cupboard housing gas fired combination boiler. Space and plumbing for automatic washing machine. Wood laminate flooring. Understairs cupboard with power point housing fridge/freezer.

## First Floor Landing

Access to insulated loft space. Doors to:

## Bedroom One

uPVC double glazed window to front. Radiator.

## Bedroom Two

uPVC double glazed window to rear. Built-in over stairs cupboard. Radiator.

## Refitted Bathroom

Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Vanity wash basin with chrome mixed tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls.

## Outside

## Front Garden

Laid to gravel with path to front door.

## Rear Garden

Enclosed by fencing. Full width patio area with lawn beyond. Flower and shrub borders. Path leading to summerhouse/shed.

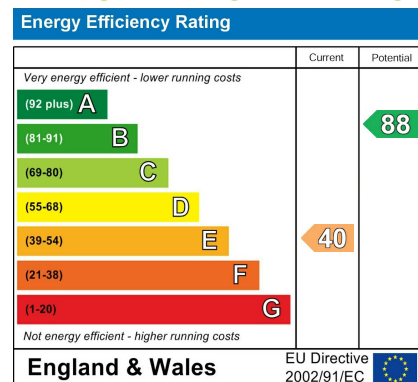
## Allocated Parking

One allocated parking space.

## Directions

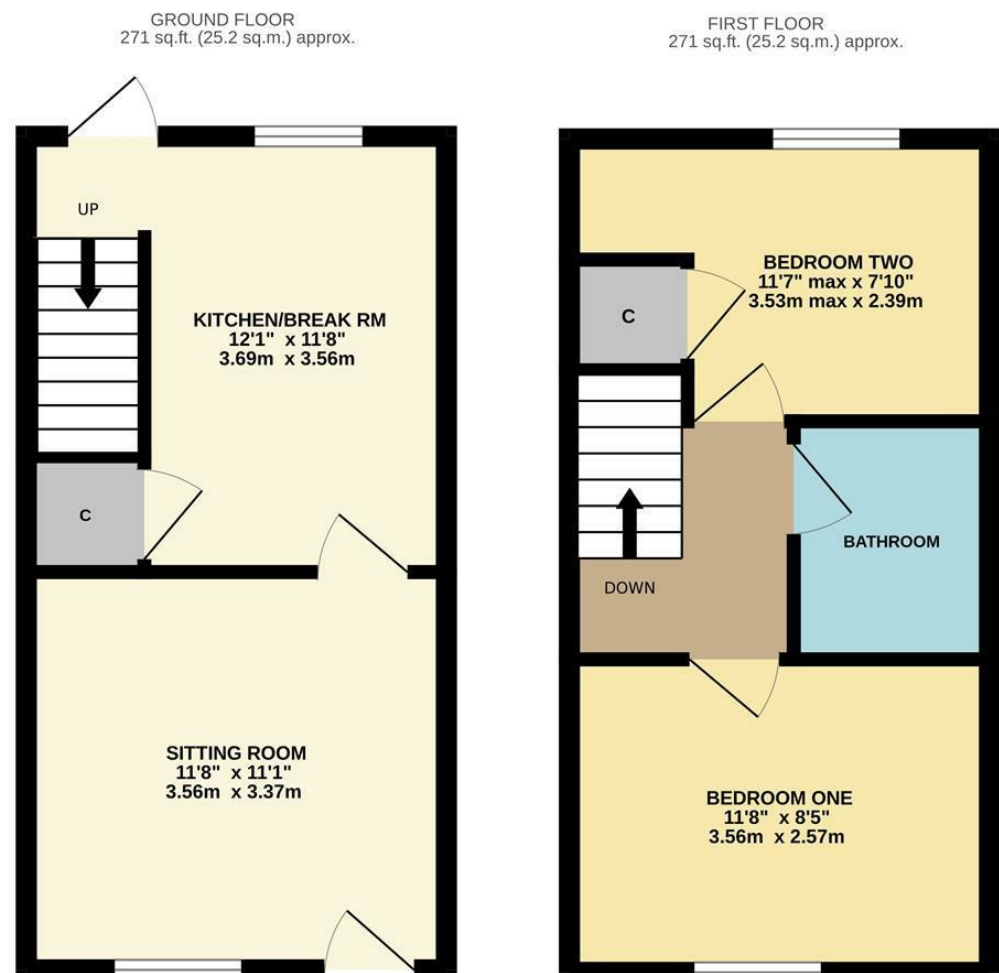
From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue pass the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road, first right into Roman Way, then first left into Centurion Close where the property can be found on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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