



3 Morse Close  
Chippenham

GOODMAN WARREN BECK

# 3 Morse Close, Chippenham, SN15 3FY

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
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£239,950

**NO ONWARD CHAIN!** A well presented two bedroom terraced property situated in the corner of a cul-de-sac on popular Pewsham development offering easy access to a wide range of amenities. The accommodation on the ground floor offers an entrance porch leading to sitting room, a modern well appointed kitchen with built-in oven and and a uPVC double glazed conservatory with french doors to the garden. To the first floor there are two double bedrooms and a modern bathroom with a white suite. Other benefits include gas central heating and double glazing. To the rear is a pleasant enclosed garden laid mainly to lawn with gated access to the parking area with space for two vehicles.

## Situation

The property is situated in a sought after cul-de-sac on the Pewsham development with its extensive range of amenities to include nursery and junior schools, doctors surgery, public house, general stores, community hall etc. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

## Accommodation Comprises:

### Entrance Porch

UPVC double glazed door to front. Door to

### Sitting Room

Double glazed window to rear. Under stair cupboard. Brick built feature fire place. Double glazed sliding patio doors to conservatory. Television and telephone point. Door to

### Kitchen

Double glazed window to front. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces. Inset single bowl single drainer stainless steel sink unit with mixer tap. Built in electric oven and hob. Extractor hood. Space for fridge and washing machine.

### Conservatory

Brick and double glazed windows with french doors opening to rear garden. Tiled flooring with under floor heating and thermostat control.

### Landing

Double glazed window to front. Airing cupboard. Access to roof space. Doors to:

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to front. Radiator.

### Bathroom

Double glazed window to rear. Suite comprising panelled bath with mixer tap and electric shower over. Pedestal wash basin. Close coupled WC with concealed cistern. Tiling to principal areas. Radiator.

### Rear Garden

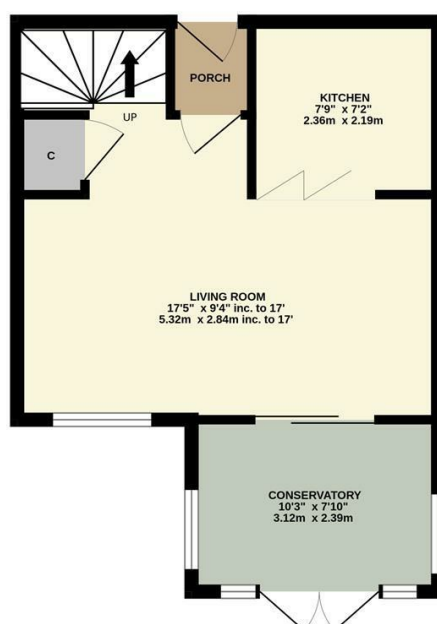
Gated rear access. Path to Conservatory. Laid to lawn with shrubs. Enclosed by fencing.

### Parking

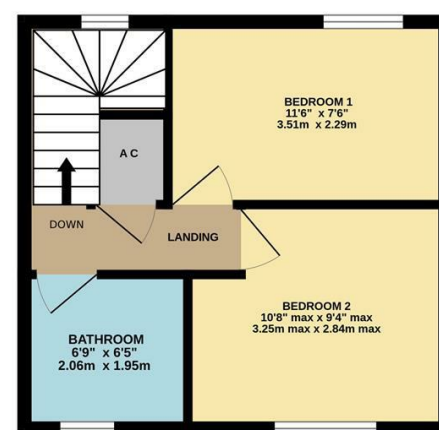
Tandem parking at rear of property.

### Directions

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, then take the first left into Webbington Road. Take the next first left into Tavinor Drive, then second left into Morse Close where the property can be found on the left.



GROUND FLOOR  
 361 sq.ft. (33.6 sq.m.) approx.

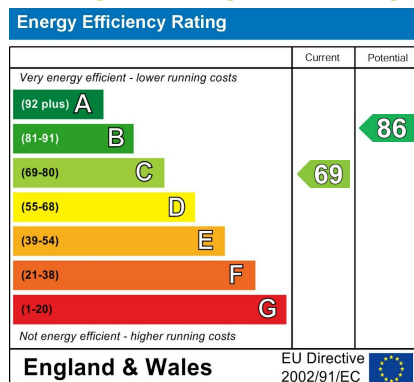


1ST FLOOR  
 295 sq.ft. (27.4 sq.m.) approx.

TOTAL FLOOR AREA: 656 sq.ft. (61.0 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band:

Tenure: Freehold

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