



9 Colborne Close, Chippenham, SN15 3TW

GOODMAN WARREN BECK

64 Market Place
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£185,000

A one bedroom house located at the end of a cul-de-sac on the edge of the popular Pewsham Estate. Accommodation comprises: Sitting Room, Conservatory which can be used as a Dining Space or Study, a kitchen, bedroom and a shower room. There is a garden to the front and two allocated parking spaces. The property has the additional benefits of double glazing, gas central heating and no onward chain.

Situation

The property is situated at the end of no through road on the popular Pewsham development with its extensive range of amenities to include nursery, primary and highly regarded secondary school, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. The town centre is c.½ mile, and can be accessed via a regular bus service, 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 Comprising:

Canopied Entrance Porch with door leading to:

Sitting Room

Double glazed window to front. Sliding double glazed patio doors opening to the Conservatory. Laminate floor. Radiator. Open plan to Kitchen. Spiral staircase leading to first floor.

Conservatory

uPVC double glazed on brick base. Double glazed door to front. Radiator. Laminate flooring.

Kitchen

Double glazed window to front. Fitted kitchen with a range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with inset circular bowl and drainer. Built-in electric oven and hob. Space and plumbing for automatic washing machine. Space for fridge/freezer. Tiled floor.

First Floor Landing

Doors to Bedroom and Shower Room.

Bedroom

Double glazed window to front. Radiator. Built-in open fronted wardrobes. Cupboard housing boiler. Access to loft space.

Shower Room

Obscure double glazed window to front. Corner shower cubicle. Vanity wash basin with chrome mixer tap with storage under. Fully tiled walls. Tiled floor. Radiator.

Garden

The garden is to the front of the house. Paved seating area. Lawn and raised flower bed.

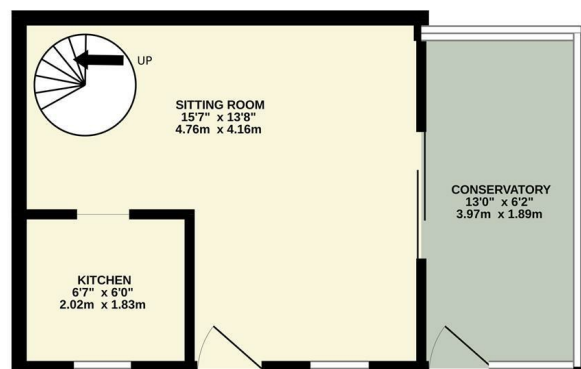
Parking

Two allocated parking spaces.

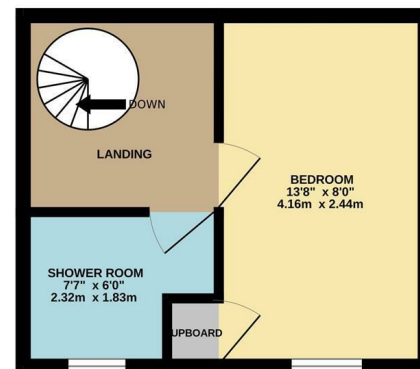
Directions

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 and then first right into Roman Way. Colborne Close is the third turning on the right and the property can be found at the end of the cul-de-sac.

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



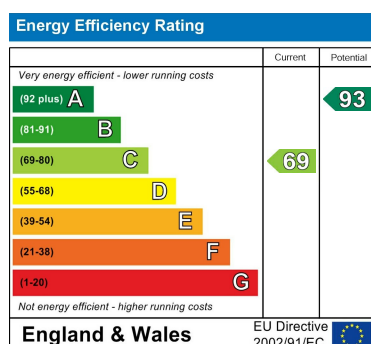
FIRST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.1 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: A

Tenure: Freehold