

2 Fitzwarren Close, Chippenham, SN15 3UF

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

£300,000

NO ONWARD CHAIN! A modern well presented and extended three bedroom semi detached house situated in a cul-de-sac on the popular Pewsham development with a pleasant open outlook to the rear. The accommodation offers an entrance hall, sitting room, spacious dining room, kitchen with a range of fitted units, large double glazed conservatory with French doors to the garden, useful storage area leading to the study with a door to the front, three bedrooms and a bathroom with a white suite. Other benefits include double glazing and gas central heating. To the rear is a good size enclosed garden with extensive paved area and steps down to a further area of garden with shed.

Situation

The Pewsham development is situated on the eastern side of the town and benefits from numerous amenities to include a nursery, junior and secondary school, doctors surgery, public house, community centre and general stores etc. The property enjoys a southerly aspect over the park area in the centre of the development. The town centre is c.1 mile with its wide range of services and mainline rail station. M4 J.17 is c.4 miles north providing swift access to Swindon, Bristol, Bath etc.

Accommodation Comprising:

uPVC double glazed entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring. Double doors to:

Sitting Room

Double glazed window to front. Radiator. Wood laminate flooring. Coving. Understairs recess. Part glazed door to:

Dining Room

Double glazed window to rear. Radiator. Wood laminate flooring. Coving. Doorway to kitchen. Multi glazed double doors to:

Conservatory

uPVC double glazed on brick built base with French doors to rear. Three wall light points. Tiled floor.

Kitchen

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurface with tiled

splashbacks and inset single bowl single drainer stainless steel sink unit with mixer tap. Space for cooker with stainless steel extractor over. Space and plumbing for dishwasher and washing machine. Door to:

Storage Area

Wall mounted gas fired boiler for radiator central heating and hot water. Power and light. Eaves storage. Worksurface, base unit and wall mounted cupboard. Door to:

Study

uPVC double glazed door and window to front.

First Floor Landing

Double glazed window to side. Access to roof space. Doors to:

Bedroom One

Double glazed window to front. Radiator. Built-in double wardrobe. Wood laminate flooring.

Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom Three

Double glazed to front. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with shower over and screen. Pedestal wash basin. Close coupled WC. Fully tiled walls. Tiled floor. Spotlights.

Outside

Front Garden

Laid to gravel. Driveway providing off road parking.

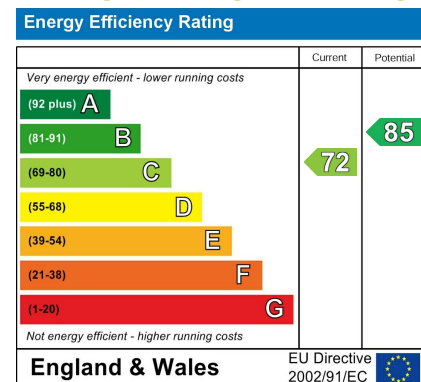
Rear Garden

Good size fully enclosed garden enjoying a good degree of privacy. Extensive patio area, raised bed and an area of lawn. Gate and steps down to a further area of garden with shed.

Directions

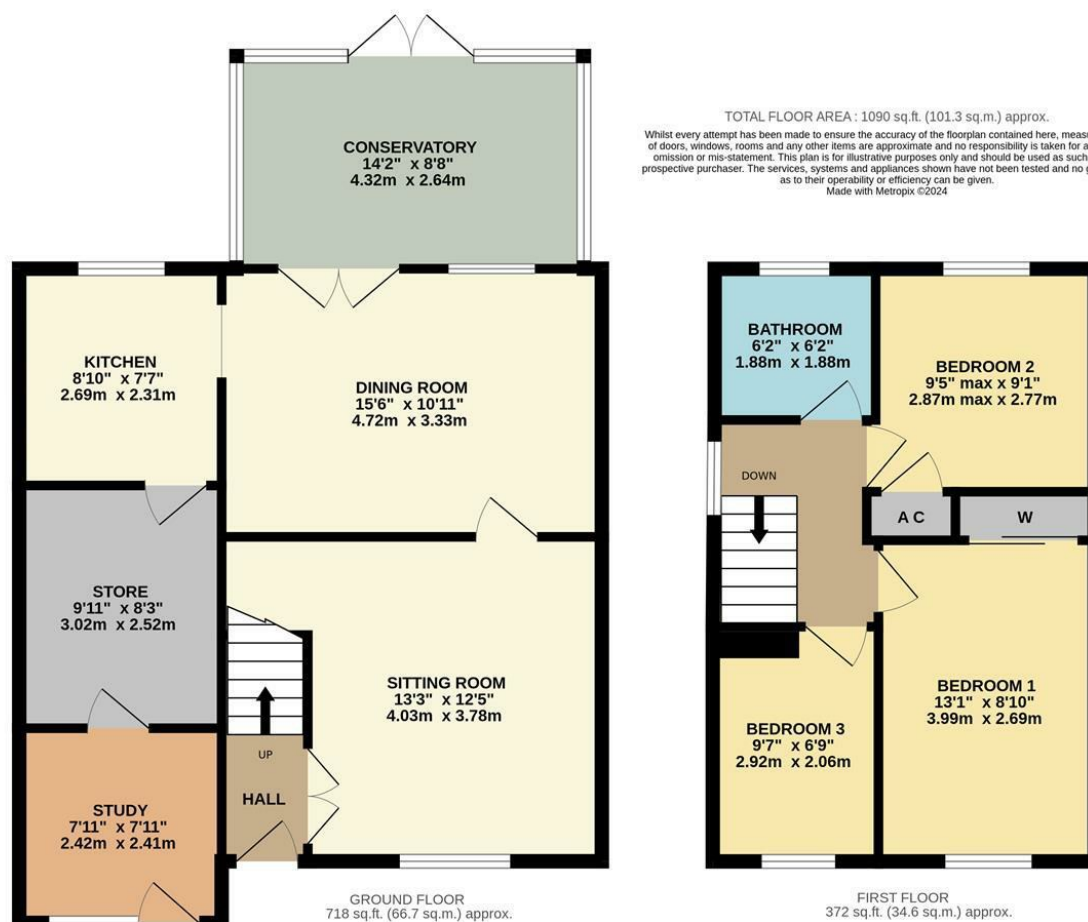
From the town centre proceed up The Causeway then right at the roundabout. At the next roundabout turn left onto Pewsham Way then left at the next roundabout into Webbington Road. At the junction turn left into Canal Road then at the next roundabout turn left into Lodge Road. Take the second right into Pembroke Road and then first right into Fitzwarren Close where the property will be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)