



10 Colborne Close, Chippenham, SN15 3TW

GOODMAN WARREN BECK

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

£169,950

A one bedroom house situated in a cul-de-sac on the popular Pewsham estate with its own private garden and offered for sale with NO ONWARD CHAIN! Although in need of updating the property does benefit from uPVC double glazing and radiator central heating via a Worcester gas fired combination boiler. The accommodation offers a dual aspect sitting room with doorway to the kitchen, double bedroom with a built-in double wardrobe and bathroom. The property has a small area of garden to the side with summerhouse and to the rear is a larger area of garden with shed. There is an allocated parking space in a nearby parking area.

Situation

The property is situated in the corner of a cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary 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 Comprising:

Canopied Porch

Outside store. Obscure uPVC double glazed entrance door to:

Sitting Room

uPVC double glazed window to front and side. Radiator. Stairs to first floor. Central heating thermostat. Doorway to:

Kitchen

uPVC double glazed window to side. Drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splash backs. Single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Space for fridge/freezer. Freestanding electric cooker.

First Floor Landing

Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Built-in double wardrobe. Cupboard housing gas fired combination boiler. Access to roof space.

Bathroom

Obscure uPVC double glazed window to side. Ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Low level WC.

Outside

Side Garden

Patio area and lawn. Shrubs. Summerhouse.

Rear Garden

Gravelled with lawn area. Circular patio area. Shed. Outside tap. Enclosed by fence and wall with gated rear access.

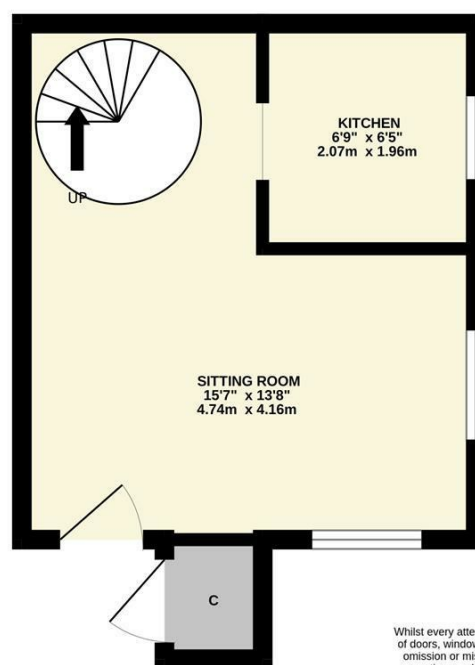
Parking

There is an allocated parking space in the nearby parking area.

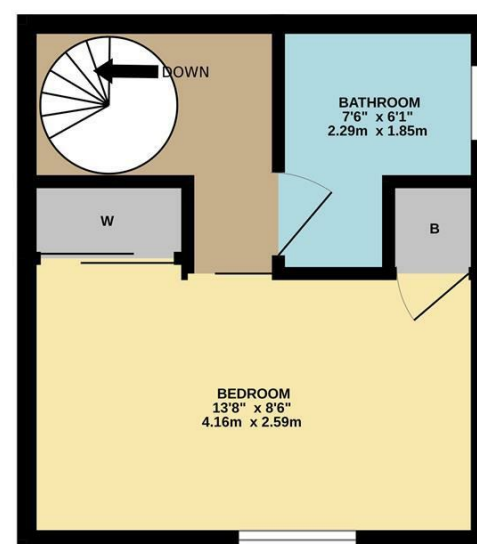
Directions

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
223 sq.ft. (20.7 sq.m.) approx.



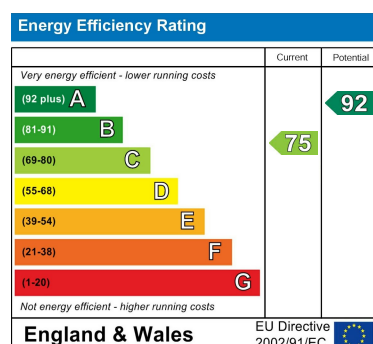
FIRST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Freehold