



10 Colborne Close, Chippenham, SN15 3TW

A one bedroom house situated in a cul-de-sac on the popular Pewsham estate with it's 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.

GOODMAN WARREN BECK

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£160,000

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.

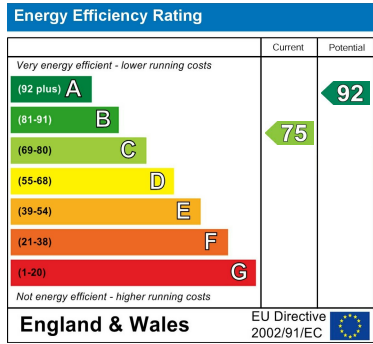
Parking

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

Directions

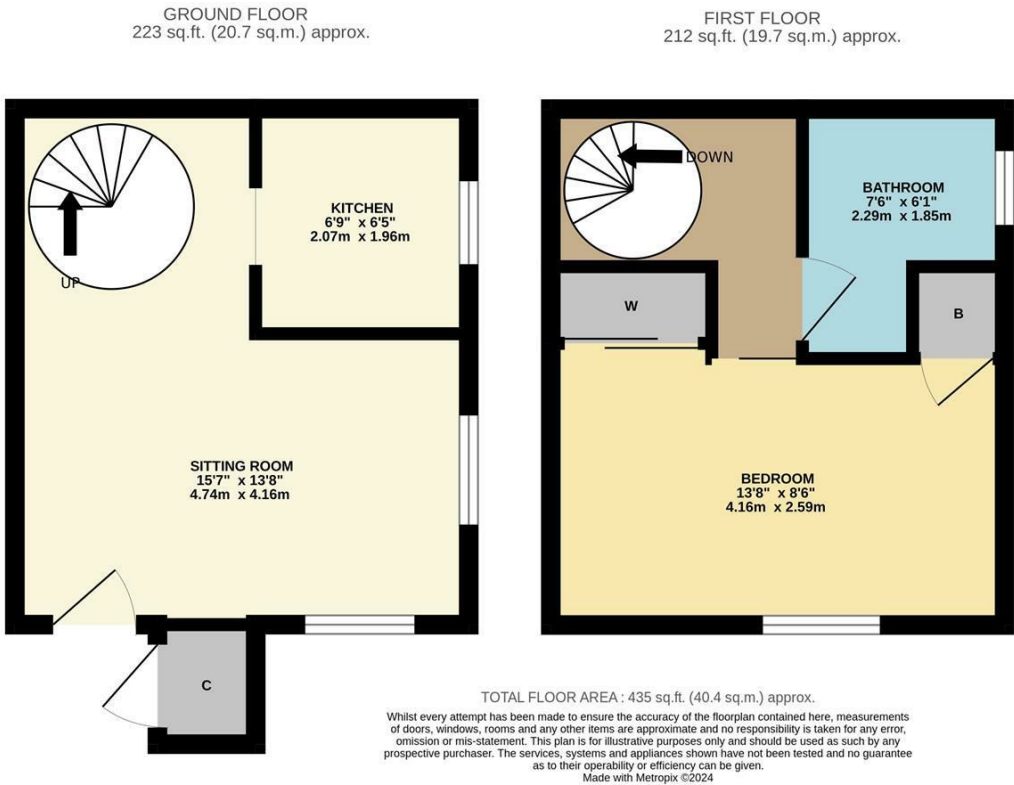
From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue pass the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and then first right into Roman Way. Colborne Close is the third turning on the right and the property can be found at the end of the cul-de-sac.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

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)