



22 Bryant Close, Chippenham, SN15 1FX

NO ONWARD CHAIN. A modern well presented two bedroom house pleasantly tucked away in a quiet cul-de-sac on the northern outskirts of town yet only a five minute drive from the mainline station and town centre. The accommodation offers an entrance hall, cloakroom, sitting room with useful understairs cupboard, kitchen/dining room with a range of fitted units, built-in oven and hob, integrated dishwasher and French doors to the garden, two double bedrooms and a bathroom with a white suite. Other benefits include uPVC double glazing and gas central heating. Immediately to the front is a small area of garden and two allocated parking spaces. To the rear is an enclosed southerly facing rear garden enjoying a good degree of privacy with two garden sheds.

Situation

The property is ideally situated in a quiet cul-de-sac on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

Accommodation Comprises

Obscure double glazed entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Extractor,

Sitting Room

Double glazed window to front. Radiator. Understairs cupboard. Wood laminate flooring. Door to:

Kitchen/Dining Room

Double glazed French doors and window to rear. Radiator. Drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel extractor over. Integrated washing machine. Space and plumbing for dishwasher.

First Floor Landing

Access to roof space. Doors to:

Bedroom One

Two double glazed windows to front. Radiator. Overstairs cupboard.

Bedroom Two

Double glazed window to rear. Radiator.

Bathroom

Radiator. Panelled bath with chrome mixer tap, shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Extractor.

Outside

Front Garden

Small area of garden with shrubs and path to front door.

Rear Garden

Enjoying a southerly aspect and a good degree of privacy. Enclosed by fencing, laid to lawn with path leading to gated rear access. Two garden sheds.

Parking

Two allocated parking spaces immediately to the front.

Directions

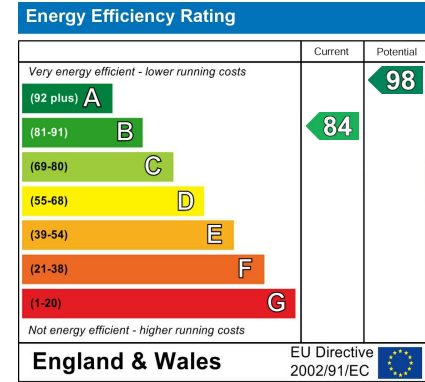
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and at the next roundabout take the first exit, follow this road around and take a left again at the next roundabout which takes you into Gainey Gardens. Take the first turning on the left into Hatherall Drive and then the next left into Bryant

Close. The property will then be found at the end of the cul-de-sac on the right hand side.

Agents Note

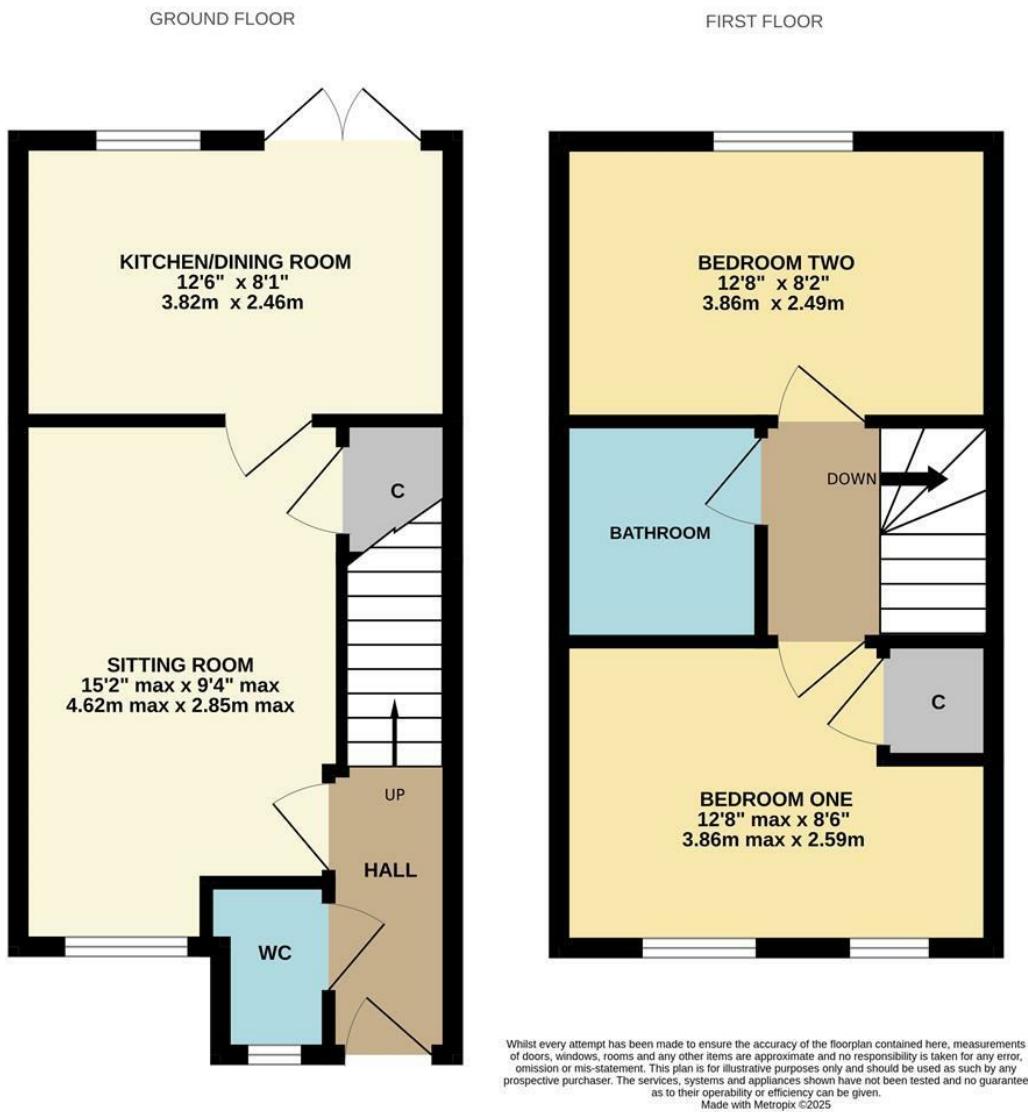
There is an estate charge of approximately £145 per annum.

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)