



7 Holmes Close
Chippenham, SN15 3FQ

GOODMAN WARREN BECK

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A larger than average two bedroom end of terrace situated in a quiet cul-de-sac within the popular Pewsham development offered for sale with NO ONWARD CHAIN. The accommodation offers a useful entrance porch, kitchen with fitted units, cooker and dishwasher, a good size sitting/dining room with patio doors to the garden, main bedroom with dressing area, second bedroom and bathroom with a white suite and overbath shower. To the side there is an enclosed garden and there is an adjacent allocated parking space.

SITUATION

The property is well situated in a quiet cul-de-sac on the popular Pewsham development to the South East of Chippenham town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school, public house, local convenience store, chemist and takeaway. There are some lovely countryside walks nearby to include Westmead Open Space and a walk along the canal. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and in addition there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is a regular main line rail service from Chippenham to London (Paddington) and the M4 motorway is easily accessed via Junction 17 a few miles to the North of the town.

ACCOMMODATION COMPRISING:

Obscure uPVC double glazed entrance door to:

ENTRANCE PORCH

uPVC double glazed window to front and side.
Obscure glazed door to:

KITCHEN

Window to front. Cupboard base units and wall mounted cupboards. Worksurfaces with tiled

splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Freestanding electric cooker with extractor over. Slimline dishwasher. Space and plumbing for automatic washing machine. Understairs cupboard. Doorway to:

SITTING/DINING ROOM

Double glazed box window to front. Double glazed window to front. Electric heater. Double glazed sliding patio doors to rear. Coving. Dado rail. Stairs to first floor.

FIRST FLOOR LANDING

Obscure double glazed window to rear. Access to roof space. Cupboard housing water tank. Doors to:

DRESSING AREA

Electric heater. Doorway to:

BEDROOM ONE

Double glazed window to front. Access to roof space.

BEDROOM TWO

Double glazed window to front.

GOODMAN WARREN BECK

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Fixed Asking Price £239,950

BATHROOM

Obscure double glazed window to front. Chrome heated towel rail. Panelled bath with electric shower over with screen. Pedestal wash basin. Close coupled WC. Light and shaver point. Extractor.

OUTSIDE

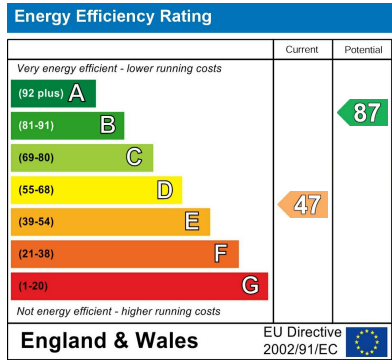
SIDE GARDEN

Enclosed by fencing with gated access to front. Patio area with artificial lawn beyond, gravelled area and covered seating area.

DIRECTIONS

From the Market Place proceed along The Causeway. At the roundabout turn right, then turn left at the next roundabout onto Pewsham Way. Proceed over the first roundabout, then turn left at the second roundabout into Canal Road. Take the third turning on the right into Brewer Mead, Holmes Close is then the second turning on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

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)

