



16 Bryant Close
Chippenham, SN15 1FX

GOODMAN WARREN BECK

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A modern well presented three 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 and French doors to the garden, three bedrooms and a bathroom with 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 garden enjoying a good degree of privacy with two garden sheds.

GOODMAN WARREN BECK

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£305,000

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 tiled splash back. 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 partially boarded roof space with ladder and Light. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator. Overstairs cupboard. Door to

EN-SUITE

Obscure double glazed window to rear. Ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to half height. Spotlights. Extractor.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to side. Ladder radiator. Panelled bath with chrome mixer tap. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principle areas. Shaver point. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Area of decorative shingle. Pathway leading to gated access to the rear garden.

REAR GARDEN

Enjoying a good degree of privacy. Enclosed by fencing, laid with astro turf and path leading to gated side access. Two garden sheds.

PARKING

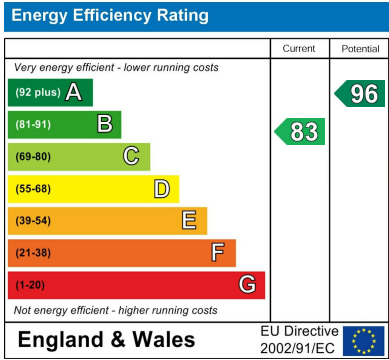
Two allocated parking spaces immediately to the front.

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

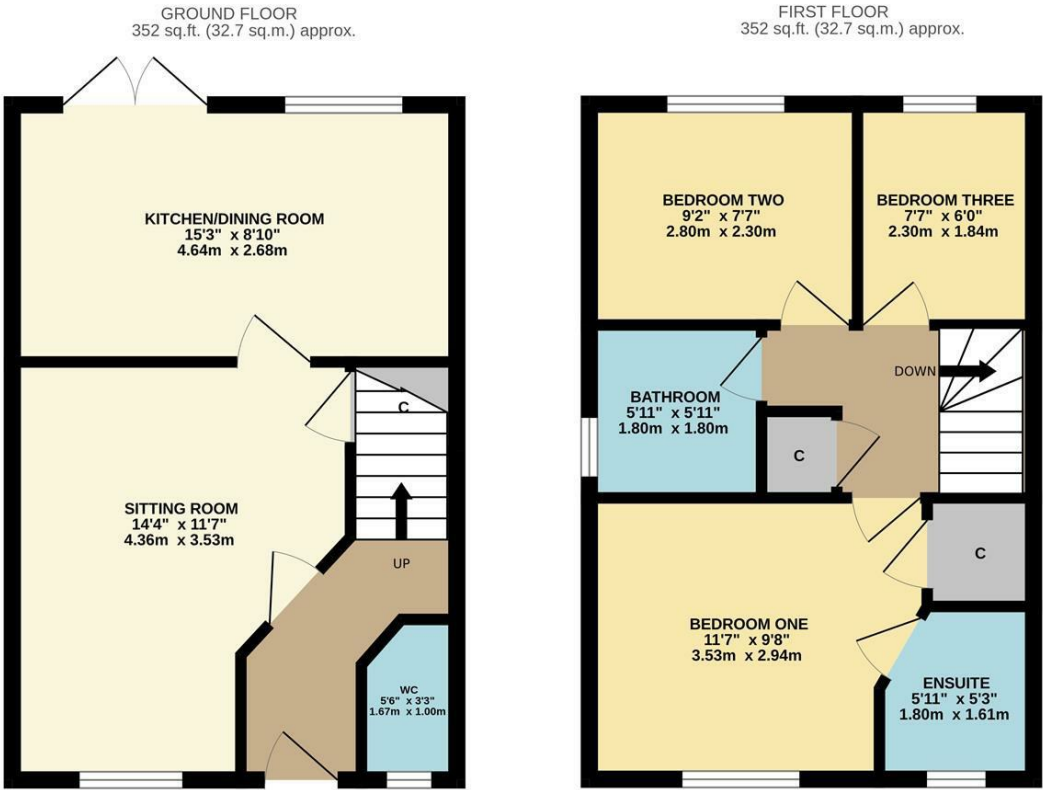
mini roundabout and at the next roundabout take the first exit, follow this road around and take a left again at the next roundabout which takes you into Gainey Gardens. Take the first turning on the left into Hatherall Drive and then the next left into Bryant Close. The property will then be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 703 sq.ft. (65.4 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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