



This beautifully presented three bedroom semi detached property is situated within the popular development Pewsham. The accommodation is based over two floors to include an entrance hall, lounge and modern fitted kitchen/dining room. The first floor landing leads to all three bedrooms and the family bathroom. Externally the property sits within a good size plot with parking to the side and enclosed garden to the rear. With onward chain in place an internal viewing is highly recommended.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself 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 also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Canopy

With meter cupboard and storage to side.

#### Entrance

Upvc double glazed door to front, tiled flooring, radiator.

#### Lounge 4.45m x 3.40m (14'07" x 11'02")

Upvc double glazed window to front, French doors to kitchen/dining, gas fire place with surround and hearth, radiator, television point.

#### Kitchen/Dining Room 4.34m x 3.20m (14'03" x 10'06")

Upvc double glazed window to rear, door to living room, Upvc double glazed French doors to rear garden, fitted kitchen offering a matching range of wall, base and display units, stainless steel sink inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with matching cooker hood over, space and plumbing for automatic washing machine, built in dishwasher and fridge freezer, radiator, tiled floor, under stairs cupboard.

#### Landing

Airing cupboard housing combination boiler, access to loft space.

#### Bedroom One 4.34m x 2.57m (14'03" x 8'05")

Upvc double glazed window to front, radiator, built in cupboard.

#### Bedroom Two 3.05m x 2.11m (10'00" x 6'11")

Upvc double glazed window to rear, radiator.

#### Bedroom Three 2.13m x 1.83m, 3.05m (7'00" x 6,10" )

Upvc double glazed window to rear, radiator.

#### Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece white suite comprising bath with shower over, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan.

#### Front

loose stone chippings with pathway to front and driveway providing parking to the side.

#### Rear Garden

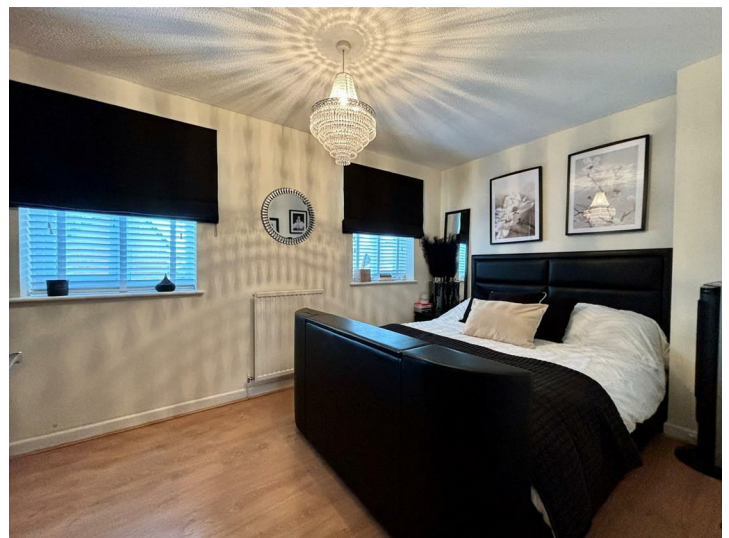
Good size enclosed rear garden, well stocked and laid to lawn with patio and large timber shed.

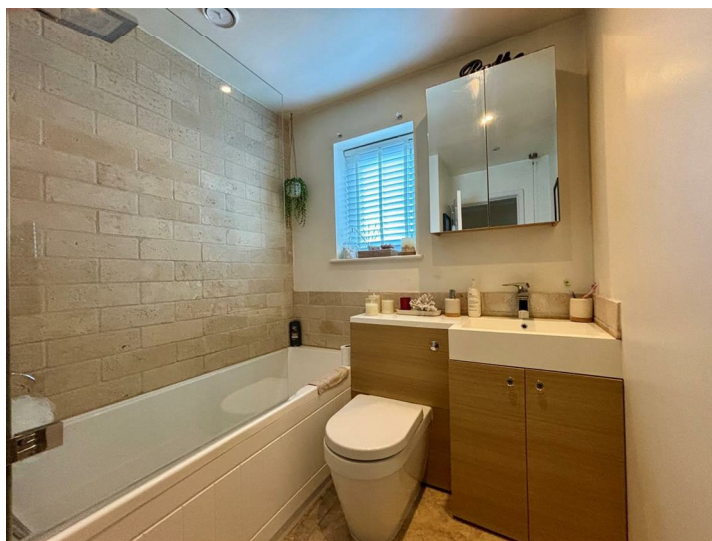
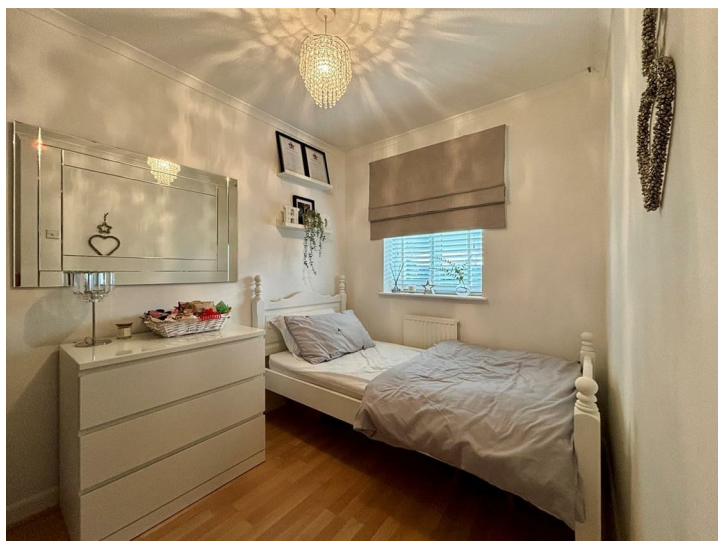
#### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

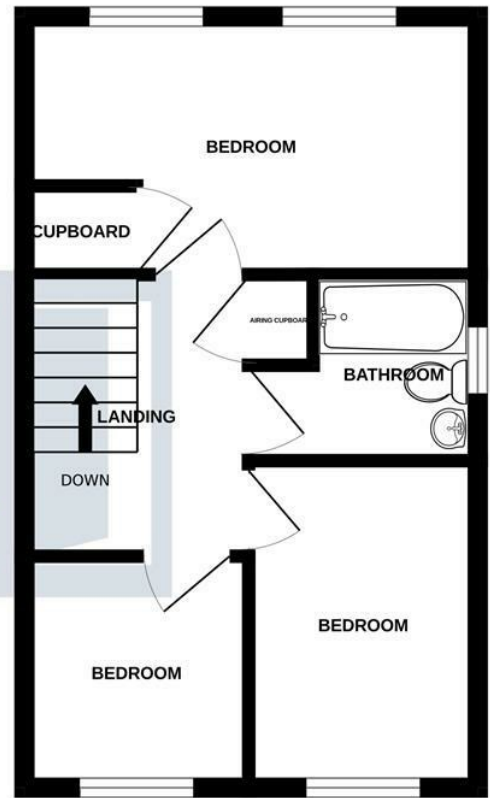
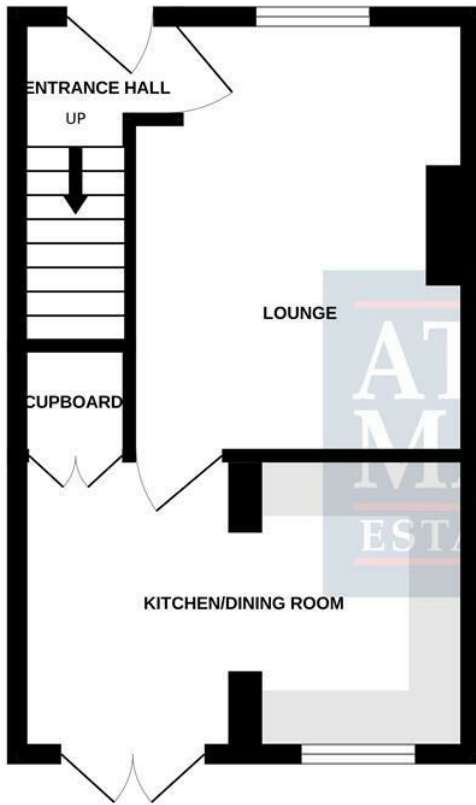
Tenure - Freehold



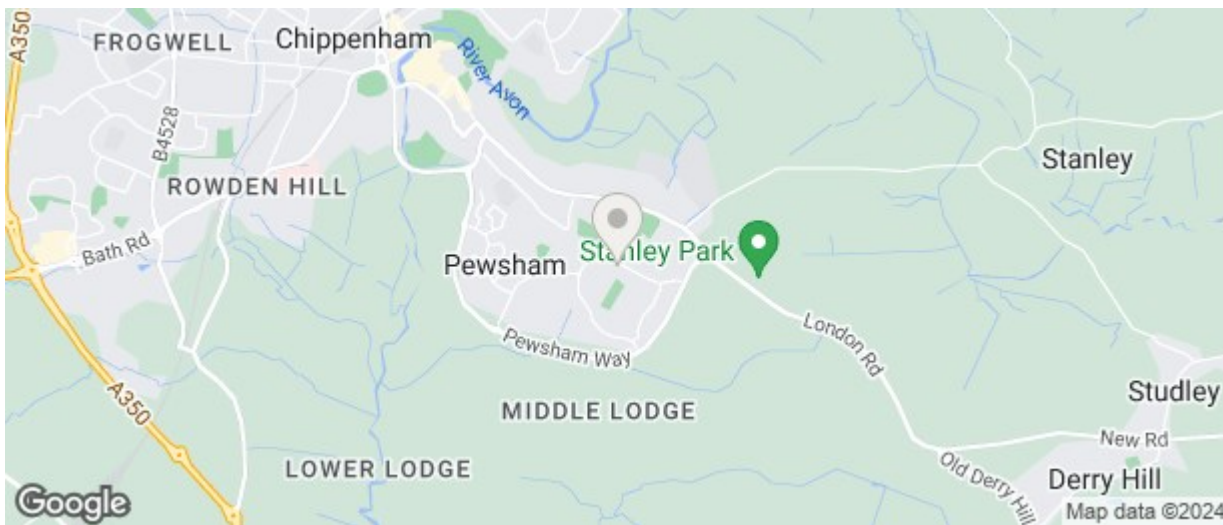


GROUND FLOOR

1ST FLOOR



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing