



A two bedroom terrace home tucked away in a cul-de-sac on the ever popular Pewsham development. The accommodation briefly comprises; entrance porch, open plan kitchen / living room to the ground floor and two bedrooms and bathroom to the first floor. Externally the garden is all to the front and enclosed by picket fencing with path to front door. There is an allocated parking space in the courtyard to front. With No Onward Chain 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

The property has recently had the lower floor newly painted, a fresh new kitchen as well as freshly changed carpets. With approximate measurements the accommodation comprises:

Ground Floor

Entrance Porch

With tiled canopy and door to...

Living Area 3.66m.1.22m x 3.96m.2.44m (12.04" x 13.08")

Electric storage heater, carpeted stairs to the first floor, upvc double glazed bow window to front.

Kitchen Area 3.76m x 1.83m (12'04" x 6'00")

A refitted kitchen offering an range of wall and base units, tiled work surfaces and surrounds, integrated fridge, Belfast sink inset to work surfaces, electric panel heater, dual aspect with upvc double glazed windows to front and side.

First Floor

Landing

Access to insulated loft and doors to...

Primary Bedroom 3.25 x 2.92 (10'8" x 9'7")

Built in double wardrobe with mirror doors, electric storage heater, upvc double glazed window to front, airing cupboard housing hot water tank and shelving.

Second Bedroom 2.72 x 1.83 (8'11" x 6'0")

Electric storage heater, upvc double glazed window to front.

Bathroom

With upvc double glazed window to side, fitted with a three piece suite comprising; low level w/c, wash hand basin and panelled bath with shower over, part tiled.

Externally

Garden & Parking

The garden is fully enclosed by low level picket fencing, gated access to garden with pathway leading to the front porch and to the side area of the property.

The property benefits an allocated parking space within the front courtyard.

Property Information

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

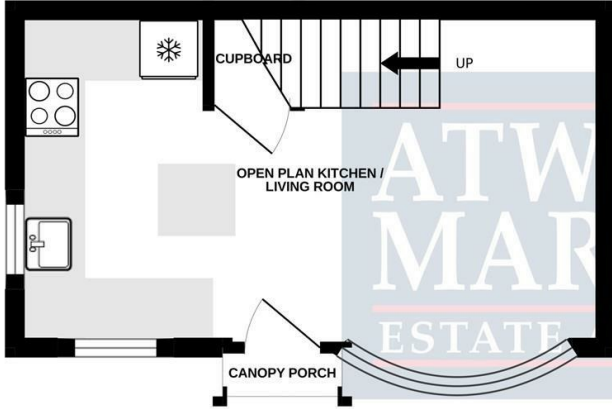
Wiltshire Council Tax - Band B

Tenure - Freehold

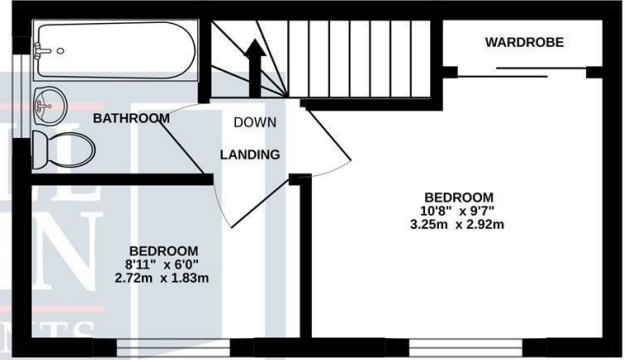




GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



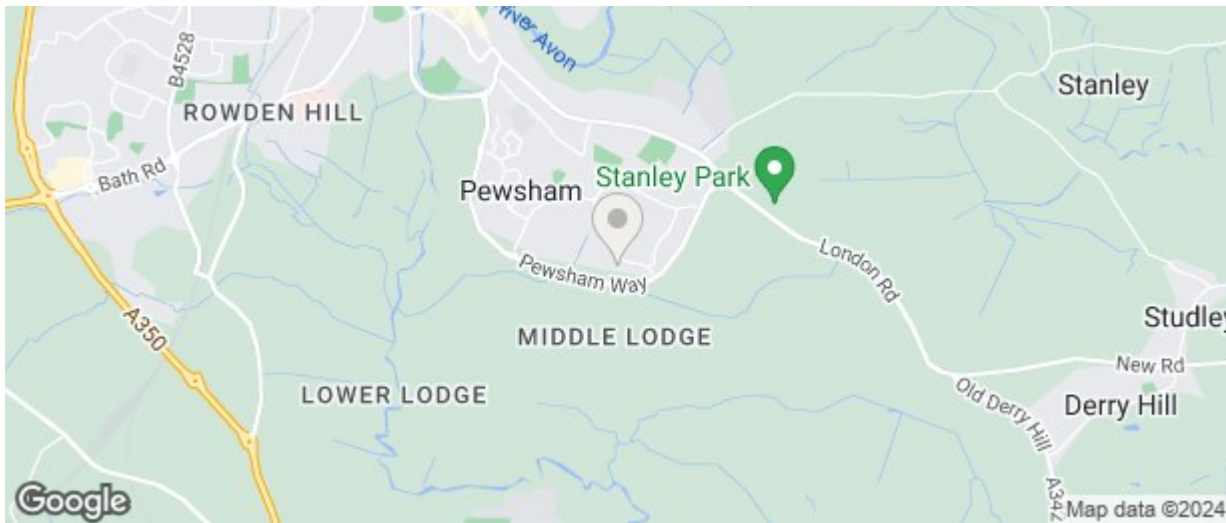
1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.



JAMES CLOSE PEWSHAM, CHIPPENHAM, WILTSHIRE, SN15 3YA

TOTAL FLOOR AREA : 495sq.ft. (46.0 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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Energy Efficiency Rating	
Current	Potential
53	91
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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