



Buckingham Road, Pewsham

Offers in excess of £230,000

Tucked away at the end of this quiet cul-de-sac on the ever popular Pewsham development is this two bedroom house with garage and parking. The accommodation comprises; sitting room to front and kitchen/dining room to rear on the ground floor. The first floor provides two bedrooms with the master having fitted & built in wardrobes and upstairs bathroom. Externally there is a single garage with power and parking space in front plus an additional allocated space nearby, open front garden laid to patio and an enclosed rear garden with decking and lawn areas. Further benefits include gas central heating and recently re fitted upvc double glazing and composite door. 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:

Ground Floor

Sitting room 4.32m x 3.48m (14'2" x 11'5")

With upvc double glazed door and window to front, radiator, laminate flooring, under stairs storage, door to kitchen/dining room, stairs to first floor landing.

Kitchen/Dining Room 4.32m x 2.69m (14'2" x 8'10")

With upvc double glazed window and door to rear, door to sitting room, fitted kitchen offering a range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob, space and plumbing for automatic washing machine, space for fridge/freezer, radiator, vinyl flooring.

First Floor

Landing

With stairs rising from the sitting room, access to the loft space, doors to...

Master Bedroom 3.51m x 3.35m (11'6" x 11')

With two upvc double glazed windows to front, fitted wardrobes and side tables, built-in wardrobe housing the refitted (2014) combination boiler, radiator, laminate flooring.

Second Bedroom 2.72m x 2.18m (8'11" x 7'2")

With upvc double glazed window to rear, radiator, carpeted.

Bathroom 1.96m x 1.73m (6'5" x 5'8")

With obscured upvc double glazed window to rear, fitted with a three piece suite comprising; bath with mixer shower over, pedestal wash hand basin and low level w/c, part tiling, radiator, laminate flooring.

Externally

Front Garden

The front garden is laid to patio with path to front door.

Rear Garden

The rear garden is partly wall and fence enclosed with gated pedestrian rear access, decked area, gravel area, outside tap.

Single Garage & Parking

Just a short walk from the front door is a single garage with power and parking in front. An additional parking space is allocated near the front of the property.

Property Information

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

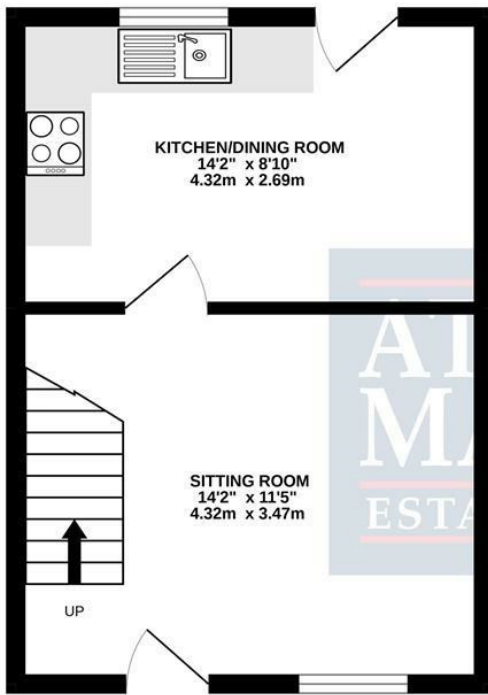
Wiltshire Council Tax - Band B

Tenure - Freehold

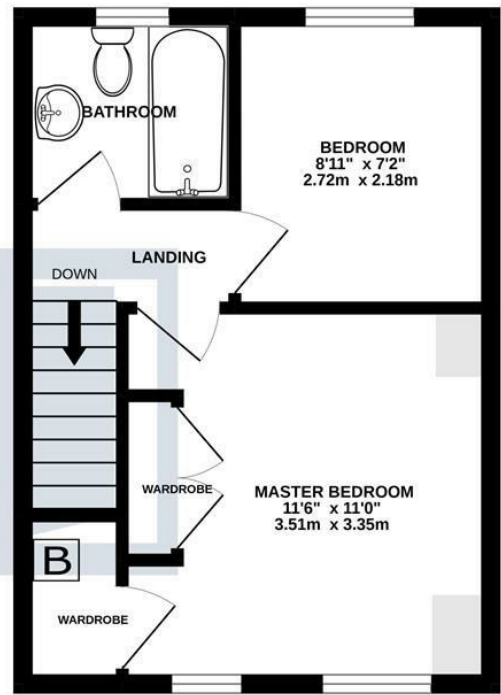




GROUND FLOOR



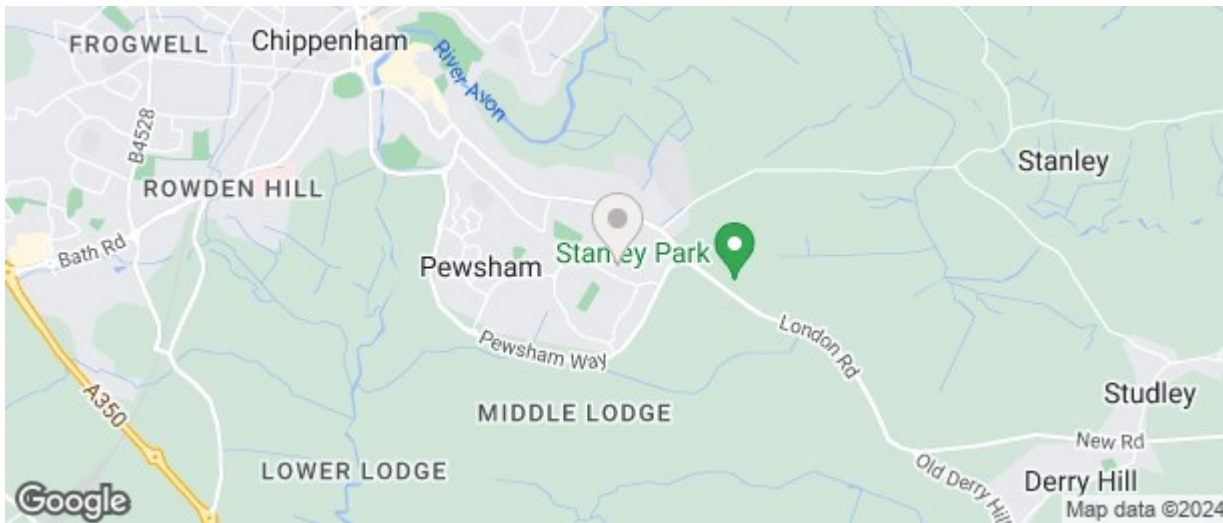
1ST FLOOR



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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		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(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