



A well presented two bedroom home situated within a cul-de-sac on the Pewsham development. The accommodation is based over two floors to include an entrance hall, sitting room and kitchen to the ground floor. On the first floor the landing leads to both bedrooms and a bathroom. Externally there are front and enclosed gardens to rear plus a single garage & parking situated in a block behind the property. 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

Entrance Hallway

With upvc double glazed door to front, radiator, door to sitting room, wood effect flooring.

Sitting Room 4.32m x 4.32m (14'02" x 14'02")

With upvc double glazed window and door to rear garden, stairs to the first floor landing, under stairs cupboard, radiator, carpeted.

Kitchen 3.02m x 1.85m (9'11" x 6'01")

With upvc double glazed window to front, rolled work tops with a range of cupboards and drawers under, also a range of cupboards over, inset one and half bowl sink unit, space for cooker, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas fired combination boiler, laminate flooring.

First Floor

Landing

With Doors to both bedrooms and bathroom, access to loft (part boarded & insulated), carpeted flooring.

Bedroom One 3.40m x 3.30m (11'02" x 10'10")

With two upvc double glazed windows to rear, two built in cupboards, radiator, carpeted flooring.

Bedroom Two 2.79m x 2.41m (9'02" x 7'11")

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

Bathroom

With obscured upvc double glazed window to front, panelled bath with electric shower over bath, pedestal hand basin, low level w/c, chrome towel rail, extractor and laminate flooring.

Externally

Front Garden

The front of the property is part enclosed and laid to lawn with path to front door.

Rear Garden

The rear enclosed garden is laid mainly to lawn with patio and a pathway leads to a rear gate that gives access to the garage & parking.

Garage 4.98m x 2.51m (16'04" x 8'03")

Single garage in a block with up and over door, eaves storage, space in front for parking.

Property Information

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

Wiltshire Council Tax - Band B

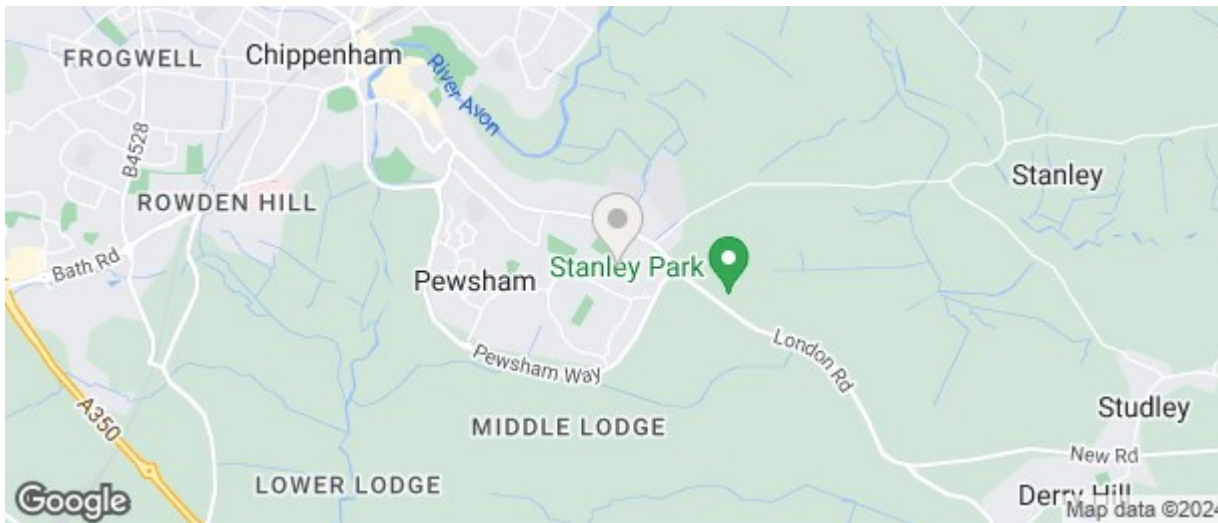
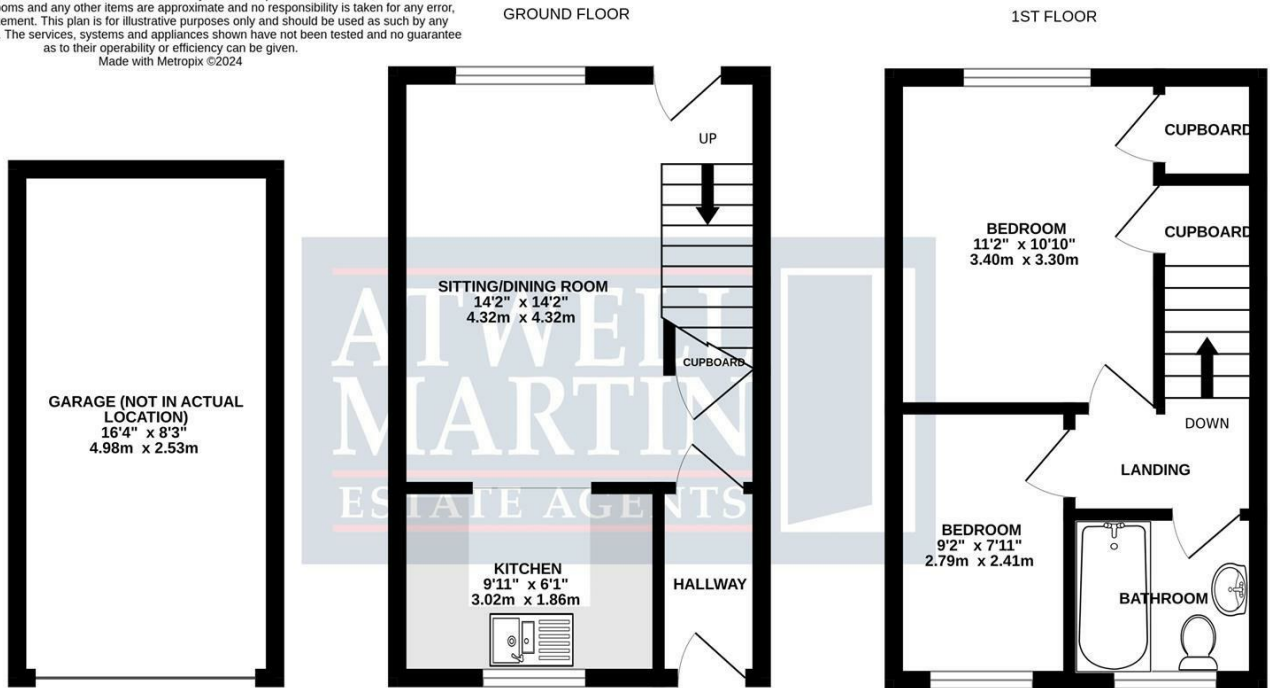
Tenure - Freehold





BUCKINGHAM ROAD CHIPPENHAM, WILTSHIRE, SN15 3TF

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 | | 89 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 | | 90 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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