



Bryant Close, Chippenham SN15 1FX

 allen & harris

welcome to

Bryant Close, Chippenham

Modern three-bedroom home in a quiet cul-de-sac with a private garden and parking—just minutes from the town centre and station. A must-see property.



A modern and attractively presented three-bedroom home, quietly positioned within a peaceful cul-de-sac on the northern edge of town, just a five-minute drive from both the mainline railway station and the town centre.

The accommodation comprises an entrance hall, cloakroom, a comfortable lounge with a useful under stairs storage cupboard, and a kitchen/dining room fitted with a range of modern units, built-in oven and hob, and French doors opening onto the rear garden. Upstairs are three bedrooms and a family bathroom.

Additional features include uPVC double glazing and gas central heating. Outside, the property benefits from a small front garden and two allocated parking spaces. The enclosed rear garden enjoys a good degree of privacy.

Entrance Hall

Cloakroom

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

Kitchen/Dining Room

15' 5" x 9' 4" (4.70m x 2.84m)

Landing

Bedroom One

9' 10" x 12' 1" (3.00m x 3.68m)

Bedroom Two

9' 2" x 7' 10" (2.79m x 2.39m)

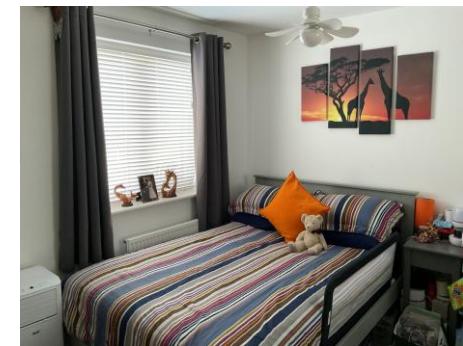
Bedroom Three

7' 9" x 5' 11" (2.36m x 1.80m)

Bathroom

Rear Garden

Two Allocated Parking



view this property online allenandharris.co.uk/Property/CHP111671



welcome to

Bryant Close, Chippenham

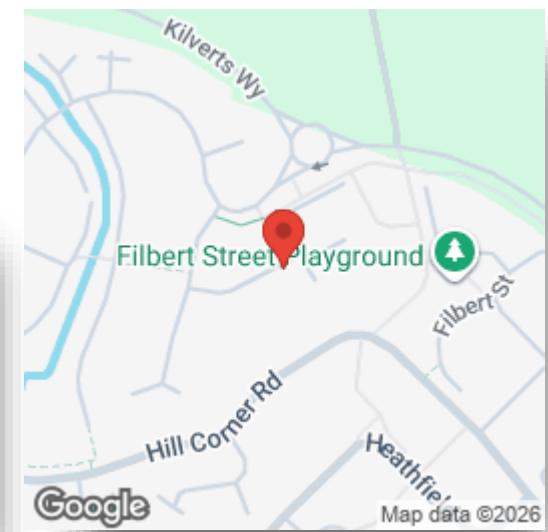
- Modern three-bedroom home in quiet cul-de-sac
- Stylish kitchen/diner with French doors to private garden
- Bright sitting room with useful understairs storage
- Two allocated parking spaces
- Close to town centre, station and M4 access

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

£285,000



view this property online allenandharris.co.uk/Property/CHP111671

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CHP111671 - 0002



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk