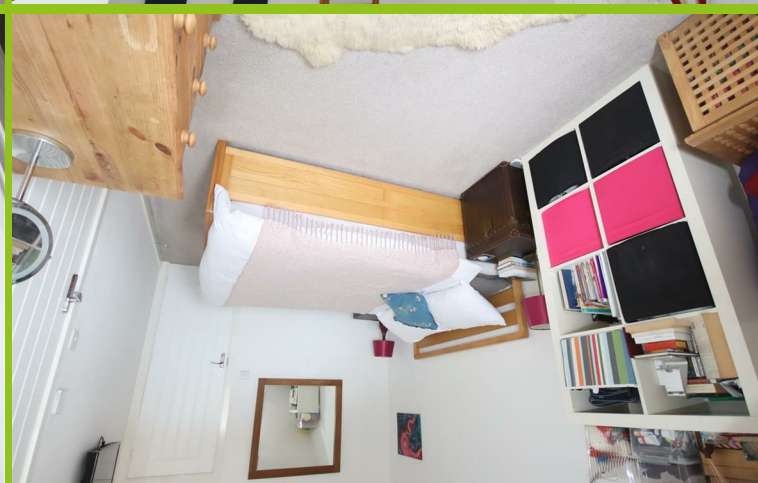
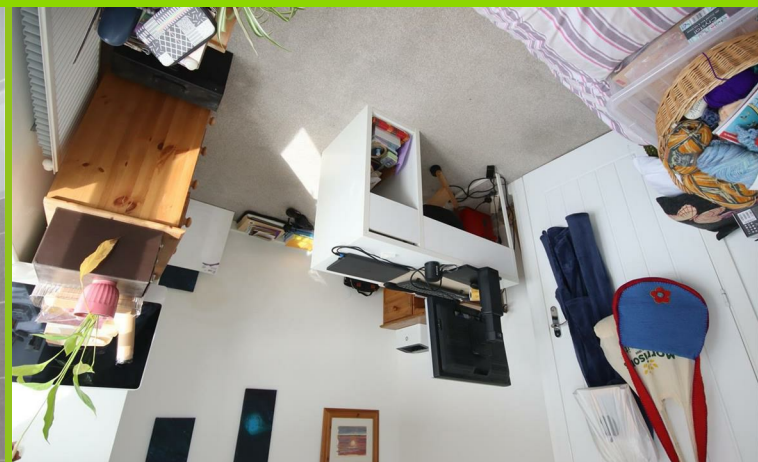
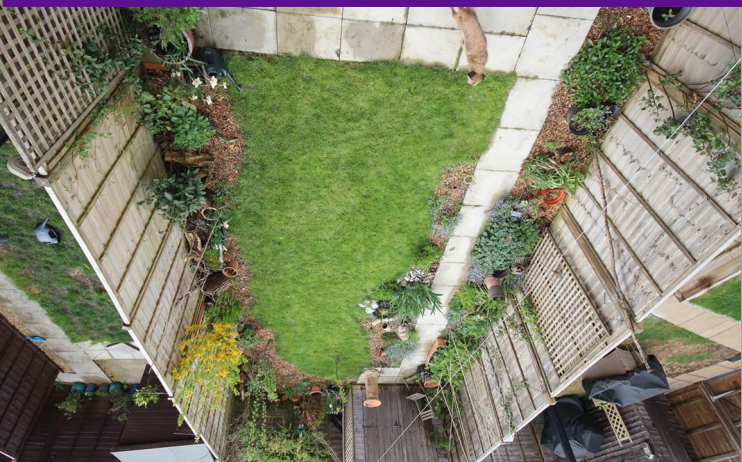




2 Scott Ashe Close, Chippenham, SN15 1UW

A modern three storey townhouse ideally situated in small cul-de-sac of just six properties on the popular Birds Marsh development within walking distance of the train station and town centre. Offering light and airy accommodation throughout the ground floor comprises of an entrance hall, sitting room, inner hallway with cloakroom and kitchen/dining room with a range of fitted units, built-in oven and hob and French doors to the garden. The first floor offers two double bedrooms and a family bathroom whilst the top floor offers a generous master bedroom with en-suite shower room. Other benefits include double glazing and gas central heating. The driveway parking is at the side of the property providing off road parking for two vehicles. To the rear is a pleasant enclosed garden enjoying an easterly aspect with patio area, lawn and flower and shrub borders.

Situation

The property is ideally situated in a small cul-de-sac of just six properties with the popular Birds Marsh development on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Hall

Radiator. Luxury vinyl tiled floor. Door to:

Sitting Room

Double glazed window to front. Radiator. Storage cupboard. Luxury vinyl tiled floor. Door to:

Inner Hall

Luxury vinyl tiled floor. Stairs to first floor. Doors to:

Cloakroom

Radiator. Panelled bath with chrome mixer tap and tiled splashback. Close coupled WC. Extractor.

Kitchen/Dining Room

Double glazed French doors and window to rear. Radiator. Luxury vinyl tiled floor. Fitted with a range of drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with splash back and extractor over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Cupboard housing gas fired boiler.

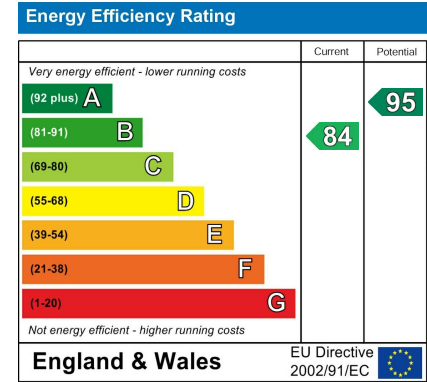
Rear Garden

Pleasant easterly facing garden enclosed by fencing with gated side access. Patio area with lawn beyond. Wildlife pond. Flower and shrub borders. Outside tap.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and at the next roundabout turn left. At the next roundabout turn left into Gainey Gardens and follow the road around and take the sixth turning on the left into Scott Ash Close.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£315,000

First Floor Landing

Stairs to second floor. Radiator. Doors to:

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Two double glazed windows to front. Radiator.

Bathroom

Obscure double glazed window to side. Radiator. Panelled bath with separate shower over and screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Extractor.

Second Floor Landing

Cupboard. Door to:

Master Bedroom

Double glazed window to front. Radiator. Access to roof space. Door to:

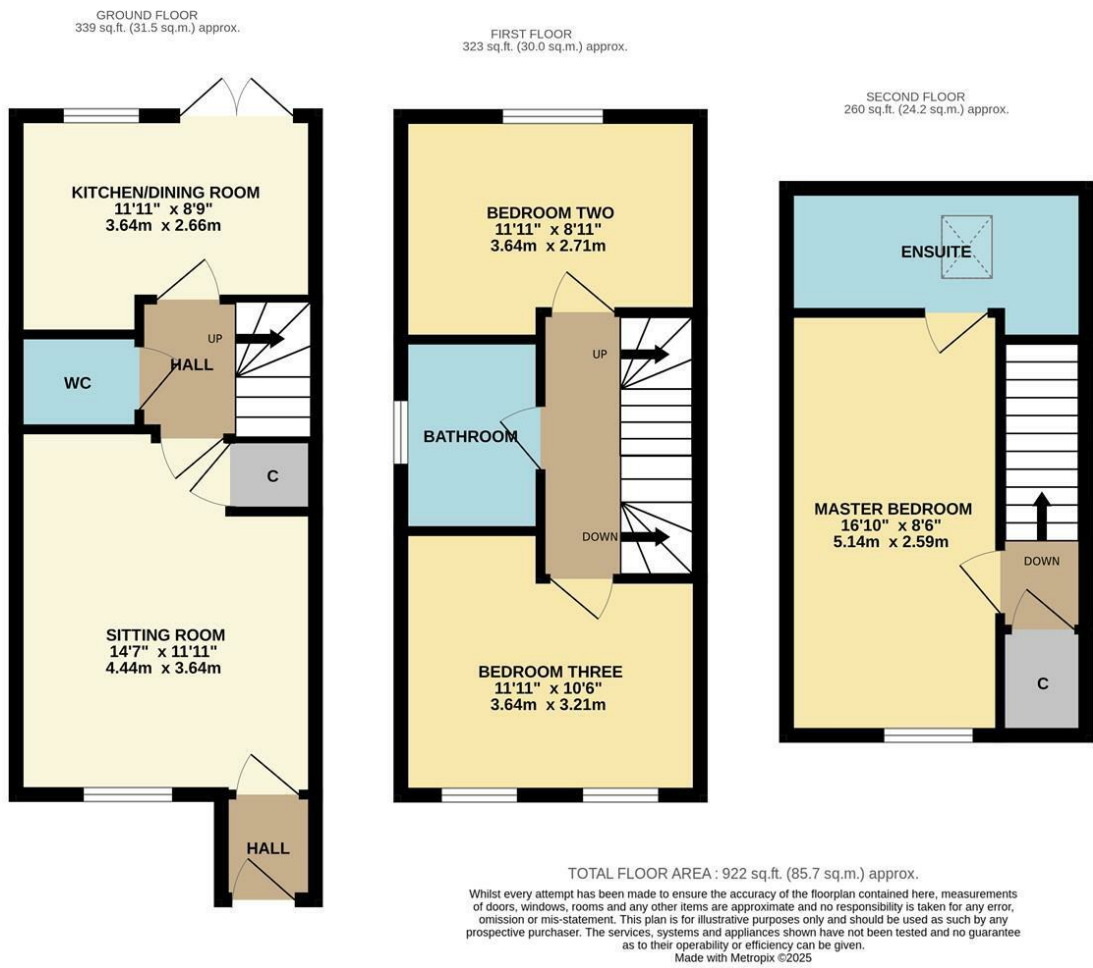
En-Suite Shower Room

Skylight window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

Outside

Parking

Driveway to the side providing off road parking for two vehicles. EV charger. Gated side access to rear garden.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)