

**20 Bryant Close, Chippenham, SN15 1FX**

**£254,500**

Located within the Birds Marsh development and offered for sale with NO ONWARD CHAIN a modern terrace home with private rear garden and two side by side parking spaces to the front. Internally comprising; entrance hall, cloakroom, lounge, kitchen/dining room, two double bedrooms and bathroom. An ideal first time buy.

## Entrance Hall



Double glazed front door, radiator, stairs to the first floor, door to the cloakroom and door to the lounge.

## Cloakroom

Double glazed window to the front, radiator, wash hand basin and toilet.

## Lounge 13'01 x 9'05" (3.99m x 2.87m)



Double glazed window to the front, radiator, under stairs cupboard and door to the kitchen/dining room.



## Kitchen/Dining Room 12'06" x 8' (3.81m x 2.44m)



Double glazed window and double glazed French doors leading in to the garden, radiator, space for a table and chairs, floor and wall mounted units, stainless steel sink and drainer, gas hob, electric oven, space for a fridge/freezer and plumbing for a washing machine.



## Landing

Doors to the bedrooms and bathroom.

## Bedroom One 10'07 x 8'02 + wardrobes (3.23m x 2.49m + wardrobes)



Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom Two 12'08 x 8'06 (3.86m x 2.59m)



Two double glazed windows to the front, radiator and cupboard.

## Bathroom



Toilet, wash hand basin, radiator and bath with shower screen and shower over.

## Rear Garden



Laid to Patio with outside tap, garden shed and gated rear access.

## Parking

Two side by side spaces to the front of the home.

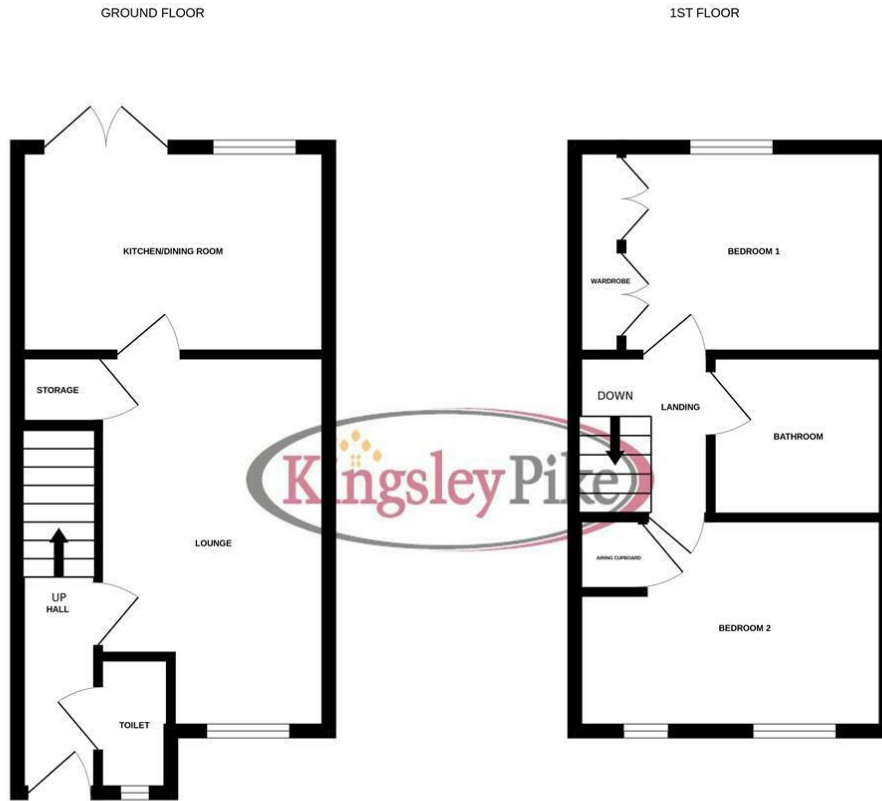
## Tenure

We are advised by the .gov website that the property is freehold.

## Council Tax

We are advised by the .gov website that the property is band C.

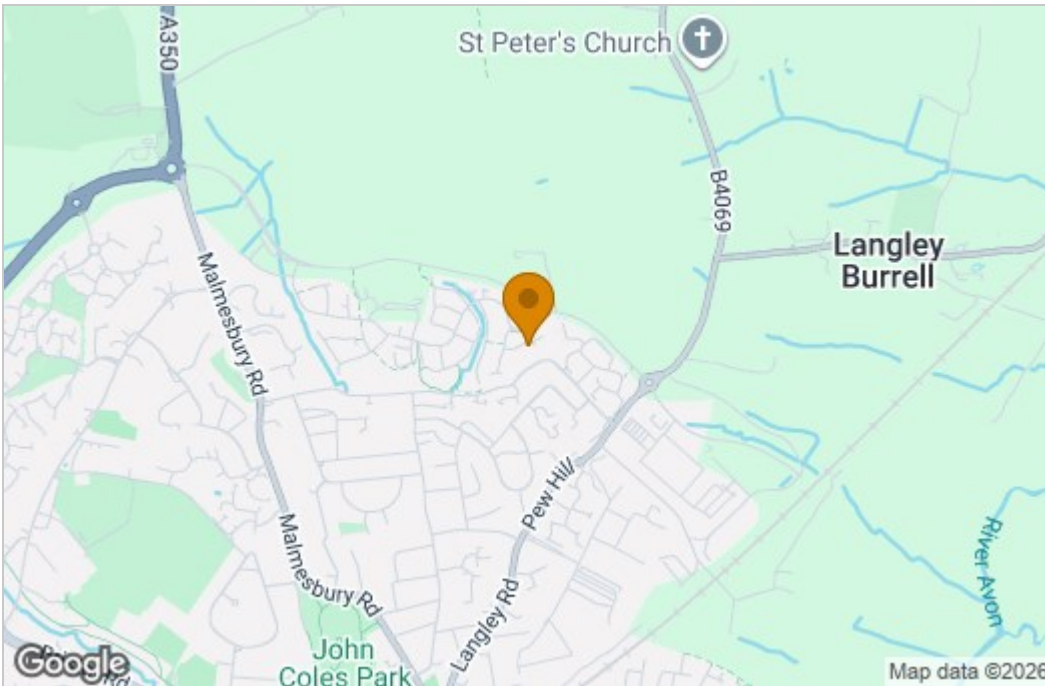
# Floor Plan



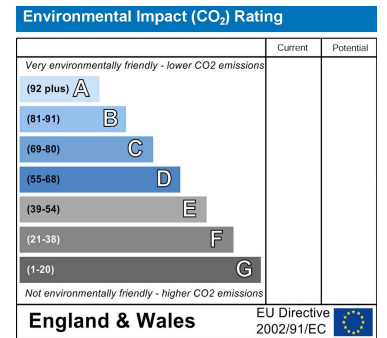
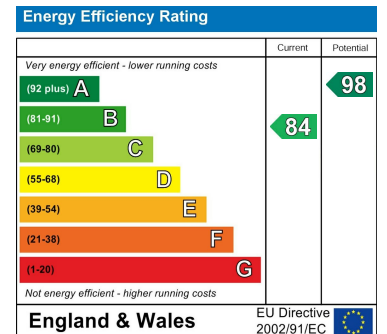
TWO BED TERRACE HOUSE

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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# Area Map



# Energy Efficiency Graph



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