



12 Fitzwarren Close, Chippenham, SN15 3UF

NO ONWARD CHAIN! A recently refurbished three bedroom semi detached house ideally situated at the end of a quiet cul-de-sac on the popular Pewsham developement offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall, sitting room leading through to an open plan kitchen/dining room with a refitted kitchen and a range of appliances this then leads to a large double glazed conservatory. The first floor offers three bedrooms and a quality refitted bathroom with fitted furniture and over bath shower. Other benefits include double glazing and gas central heating. To the front is a driveway and paved area providing off road parking leading to a detached garage with electric roller door. To the rear is an enclosed paved garden with useful studio/workshop.

Situation

The property is situated in a favoured cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, general stores, community hall and nearby Lidl supermarket. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Composite front door to:

Entrance Hall

Stairs to first floor. Obscure glazed double doors to:

Sitting Room

Double glazed window to front. Radiator. Understairs cupboard. Opening through to:

Dining Room

Radiator. Glazed doors and side panels to Conservatory.

Kitchen

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Gas cooker. Dishwasher. Washing machine. Cupboard housing Vaillant boiler.

Front Garden

Driveway to garage providing off road parking. Further parking space. Steps to front door. Flower border.

Garage

Electric roller door. Power and light. Eaves storage. Door to side.

Rear Garden

Enclosed by fencing. Patio. Gated side access. Insulated garden studio/workshop with power and light.

Directions

From our office proceed up The Causeway over the roundabout into London Road. On the outskirts of the town turn right at the roundabout into Pewsham Way and take the first right into Lodge Road. Take the second left into Pembroke Road and follow the road turning right into Fitzwarren Close.

GOODMAN WARREN BECK

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£315,000

Conservatory

uPVC double glazed on brick built base with French doors to side. Radiator. Wood laminate flooring.

First Floor Landing

Double glazed window to side. Access to roof space. Doors to:

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator. Cupboard housing hot water tank and immersion heater.

Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard.

Refitted Bathroom

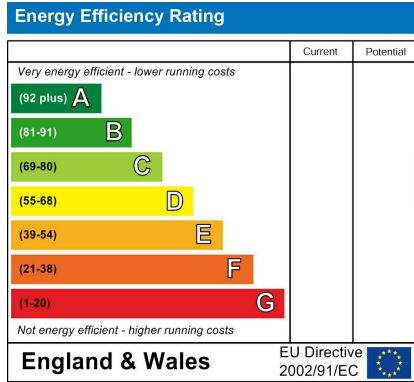
Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment with concertina shower screen. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas.

Studio

Double glazed doors. Window to side. Power and light.

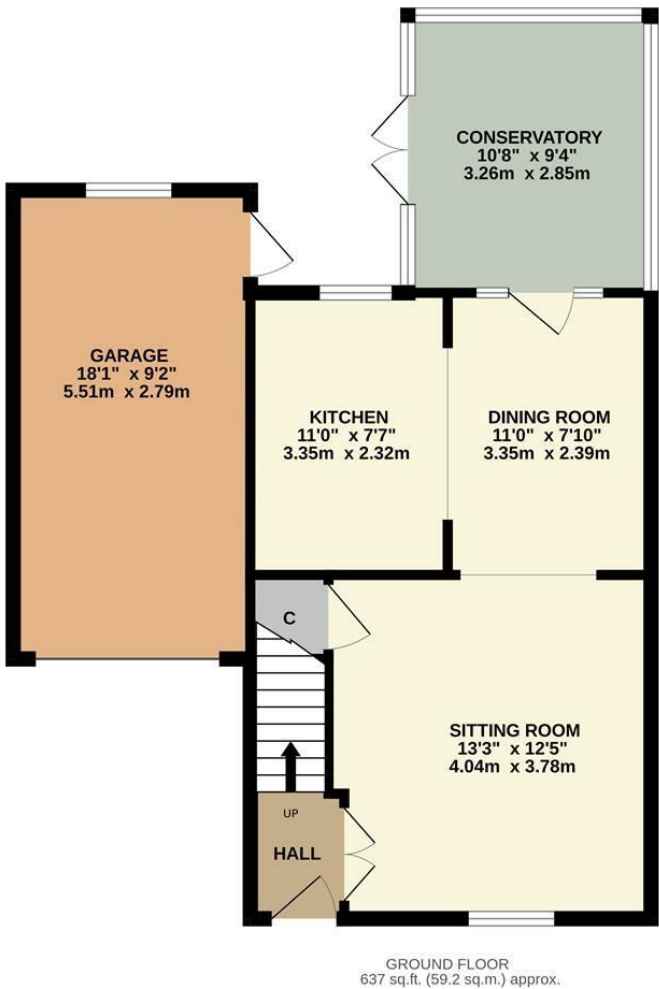
Outside

ENERGY PERFORMANCE GRAPHS

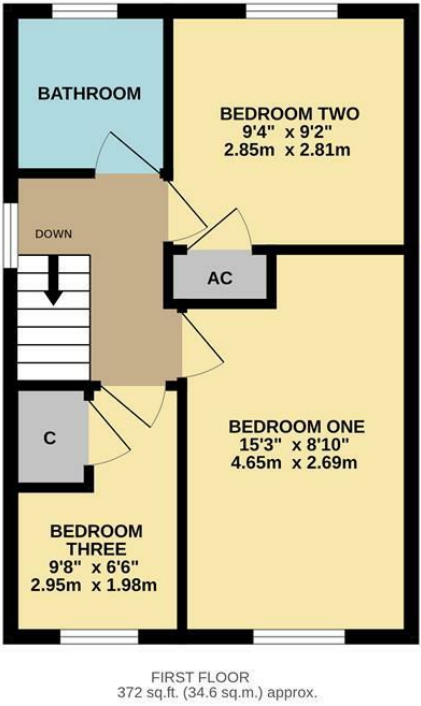


Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.
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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