



1 James Close
Chippenham

GOODMAN WARREN BECK

1 James Close, Chippenham SN15 3YA

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64 Market Place

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£279,950

A modern three bedroom semi detached house situated on the popular Pewsham development offering easy access to a wide range of amenities. The accommodation offers an entrance hall, sitting room with feature surround and hearth, kitchen/dining room with a range of fitted units, integrated fridge/freezer and door to the garden, three further bedrooms and a quality refitted bathroom. Other benefits include double glazing and gas central heating supplied by a Worcester boiler. To the front is a driveway and further block paved area providing ample off road parking. To the rear is an enclosed garden with patio area and lawn beyond.

SITUATION

The property is ideally situated on the edge of a cul-de-sac within this sought after area of the Pewsham development with its extensive range of amenities to include nursery school, primary and secondary schools and near by highly regarded secondary school, doctors surgery, public house, vets, general stores, community hall etc. 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:

Obscure Upvc double glazed entrance door with side panel to:

ENTRANCE HALL

Stairs to first floor. Radiator. Door to:

SITTING ROOM

Double glazed window to front. Radiator. Under stairs cupboard. Feature surround and hearth. Television and telephone points. Coving.

KITCHEN/DINING ROOM

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Solid wood work surfaces with inset single bowl single drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer. Freestanding cooker with extractor over. Space and plumbing for dishwasher and washing machine. Wood laminate flooring. Wall mounted gas fired Worcester boiler for radiator central heating and hot water. Upvc double glazed door to garden.

FIRST FLOOR LANDING

Access to boarded roof space with light. Doors to:

BEDROOM ONE

Two double glazed windows to front. Radiator. Built-in double wardrobe. Additional over stairs storage cupboard. Television and telephone point.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

REFITTED BATHROOM

uPVC double glazed obscure window to side. Refitted with a white suite comprising of panelled bath with chrome mixer tap and separate shower over with screen. Wash basin set on vanity unit with drawers beneath. Close coupled WC with concealed cistern. Radiator. Fully tiled.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking with gravelled border, gated side access to rear garden and further area of block paving providing additional parking.

REAR GARDEN

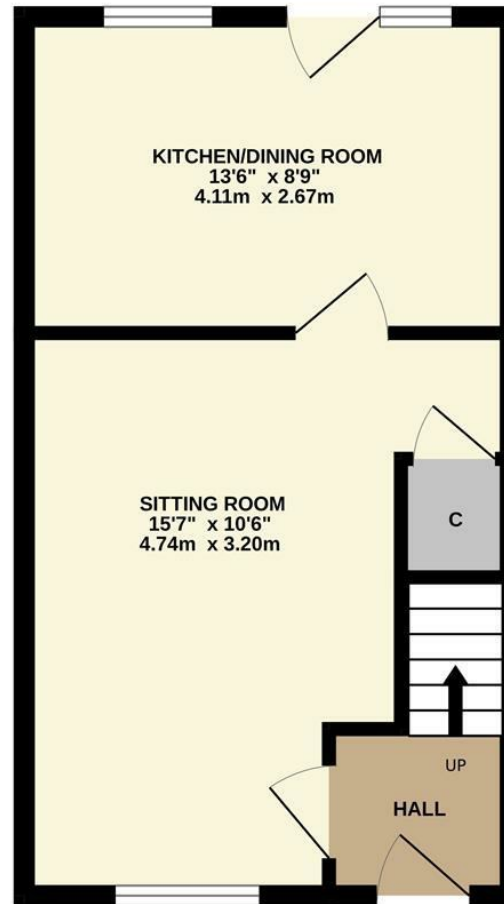
Fully enclosed with gated side access. Patio area with lawn beyond, gravelled and shrub borders. Garden shed. Outside tap.

DIRECTIONS

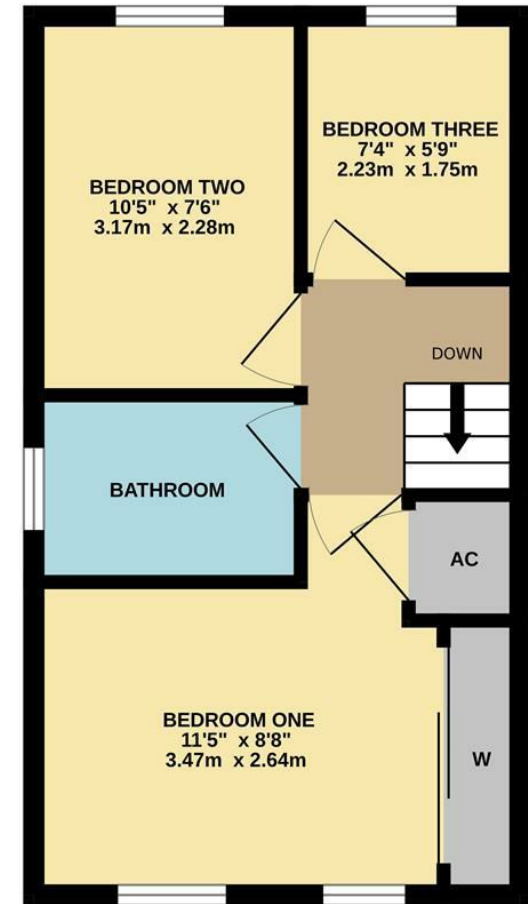
From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. Go straight over the first two roundabouts then at

the third turn left onto King Henry Drive. James Close is the second turning on the right hand side and the property will be found immediately on the left hand side.

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



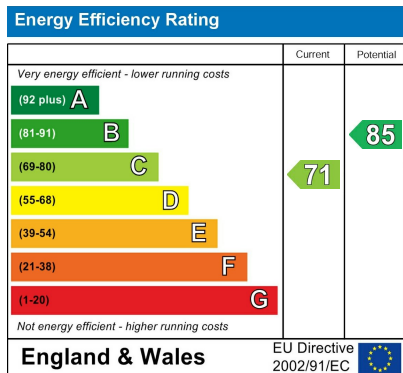
FIRST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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