



6 Bright Close
Chippenham

GOODMAN WARREN BECK

6 Bright Close, Chippenham SN15 3PU

A much improved and well presented two bedroom end of terrace ideally situated in a small quiet cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities with the added benefit of an attached garage and good size west facing rear garden.

The accommodation offers a sitting room, refitted kitchen/breakfast room with a range of fitted units, large peninsular unit with breakfast bar and door opening to the garden, a generous master bedroom with built-in double wardrobe, second bedroom and a quality refitted shower room with large walk-in shower. Other benefits include uPVC double glazing and gas central heating.

To the front is a lawned garden and driveway providing off road parking leading to an attached garage with power and light and eaves storage. To the rear is a good size enclosed garden enjoying a westerly aspect with a large decked seating area and lawn.

SITUATION

The property is situated in a cul-de-sac on the popular Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, junior school, a highly regarded secondary school, public house and community centre. Chippenham mainline rail station is close by, as well as M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

ACCOMMODATION COMPRISES

CANOPIED PORCH

Obscure uPVC double glazed entrance door to:

SITTING ROOM

uPVC double glazed window to front. Stairs to first floor with recess under. Radiator. Coving. Door to:

REFITTED KITCHEN/BREAKFAST ROOM

uPVC double glazed window to rear. uPVC double glazed door and side panel to garden. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces with matching

upstands, tiled splash backs and inset one and a half bowl single drainer sink unit with mixer tap. Built-in hob and stainless steel oven with stainless steel extractor over. Space and plumbing for washing machine. Spotlights. Coving.

FIRST FLOOR LANDING

uPVC double glazed window to side. Access to roof space. Doors to:

BEDROOM ONE

uPVC double glazed window to front. Radiator. Built-in double wardrobe. Overstairs cupboards housing gas fired combination boiler.

BEDROOM TWO

uPVC double glazed window to rear. Radiator.

REFITTED SHOWER ROOM

Obscure double glazed window to rear. Ladder radiator. Large walk-in shower. Vanity wash basin with mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Shaver point.

OUTSIDE

GOODMAN WARREN BECK

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£255,000

FRONT GARDEN

Large area of lawn with path to front door. Driveway providing off road parking leading to garage.

ATTACHED GARAGE

Up and over door. Obscure uPVC double glazed door to side. Power and light. Eaves storage.

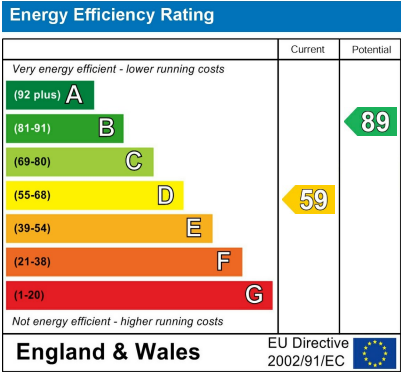
REAR GARDEN

A good size enclosed garden enjoying a westerly aspect. An area of slate chippings with pathway leading to a lawn with border and a large two tier decked seating area. Sleeper to rear creating raised flower and shrub bed. Outside tap.

DIRECTIONS

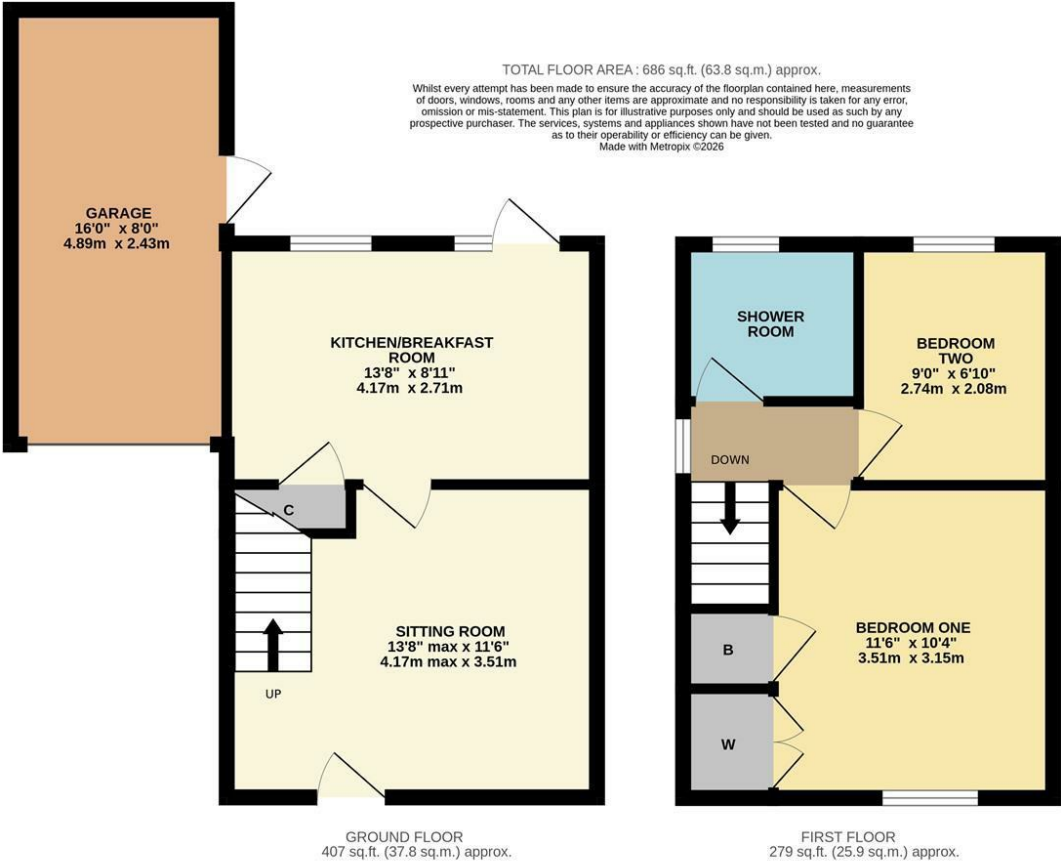
From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, take the third left into Fortune Way. Take the second left into Bright Close and the property will be found at the end of the cul-de-sac facing you.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



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)

