

12 Webb Close, Chippenham, SN15 3XF

£240,000

Located on the popular development of Pewsham in a cul de sac position a well presented two bedroom terrace house. To the rear of the property there is an enclosed garden. The property features a modern fitted kitchen and also benefits from double glazing and gas central heating. to the front there is allocated parking for two cars.

Entrance

Front door leads into entrance lobby.

Living Room 13'05" x 11'06" (4.09m x 3.51m)



Double glazed window, radiator, staircase.

Kitchen / Diner 13'05" x 9'05" (4.09m x 2.87m)



Double glazed window, door to garden, work tops with a range of cupboards and drawers, inset sink unit, inset electric hob and fitted oven, space for fridge/freezer, plumbing and space for washing machine, gas boiler.



Landing

Doors to bedrooms and bathroom, access to loft, radiator.

Bedroom One 10'04" x 10'01" (3.15m x 3.07m)



Double glazed window, built in wardrobe, radiator.

Bedroom Two 10'10" x 7'0" (3.30m x 2.13m)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath with over bath shower, W.C, hand basin.

Outside

Rear



To the rear there is an enclosed garden laid mainly to stone shingle.

Front

To the front there is parking for two cars.

Tenure

GOV.UK advise Freehold.

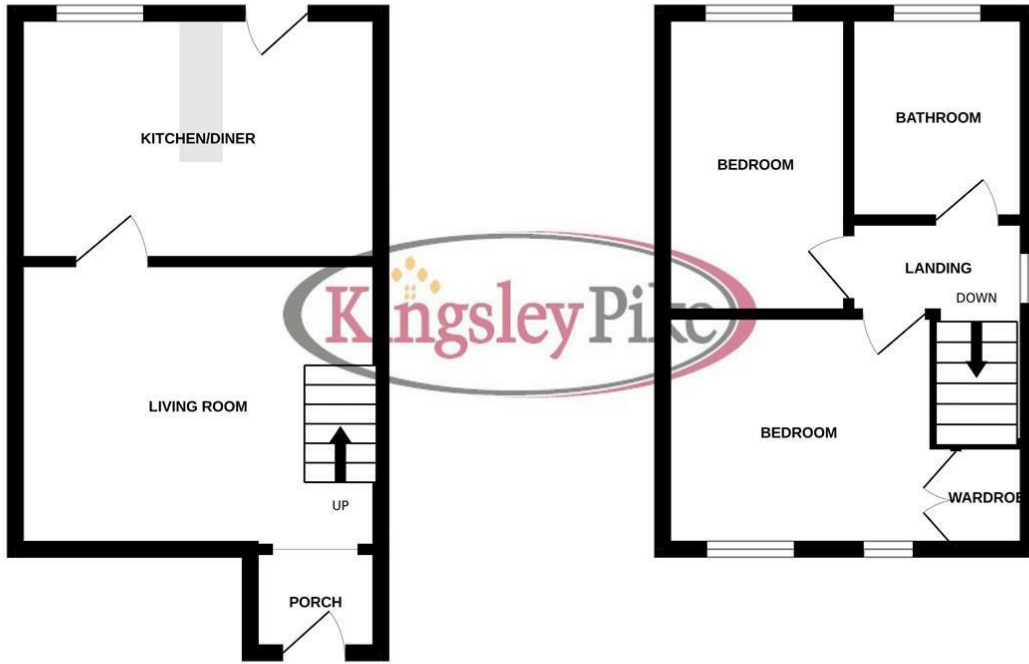
Council Tax Band

GOV.UK advise Band C.

Floor Plan

GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 of the property.

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