

for sale

£250,000



Fortune Way Chippenham SN15 3UW

A well-presented two-bedroom home situated in the popular residential area of Pewsham, Chippenham. This attractive property offers comfortable and versatile living accommodation, ideal for first-time buyers, small families, or investors.



# Fortune Way Chippenham SN15 3UW

## Description

A well-presented two-bedroom home situated in the popular residential area of Pewsham, Chippenham. This attractive property offers comfortable and versatile living accommodation, ideal for first-time buyers, small families, or investors.

The ground floor features a welcoming entrance hall leading into a bright and spacious living area, perfect for relaxing or entertaining. To the rear, a thoughtfully designed extension provides additional living space, which can be used as a dining area, family room, or home office, with views over and access to the rear garden. The kitchen is practical and well laid out, offering ample storage and worktop space.



## Ground Floor

### **Hallway**

Entrance door to front. Stairs to First Floor.

### **Lounge**

Window to front. TV point. Door to Kitchen. Laminate flooring.

### **Kitchen**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Part tiled walls. Plumbing for washing machine. Further appliance space. Breakfast bar. Window to rear overlooking Conservatory.

### **Conservatory**

Glazed construction with door to side. Laminate flooring.

## First Floor

### **Landing**

Stairs from Ground Floor. Doors to all rooms.

### **Bedroom One**

Window to front.

### **Bedroom Two**

Window to rear.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath. Part tiled walls. Window to rear.

## Outside

### **Front**

Parking to the front of the property.

### **Rear Garden**

Fully enclosed. Low maintenance and laid to decking - ideal entertaining space.





**Ground Floor**

**First Floor**

Total floor area 68.8 m<sup>2</sup> (741 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01249 652 476**  
**E chippenham@connells.co.uk**

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306390 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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