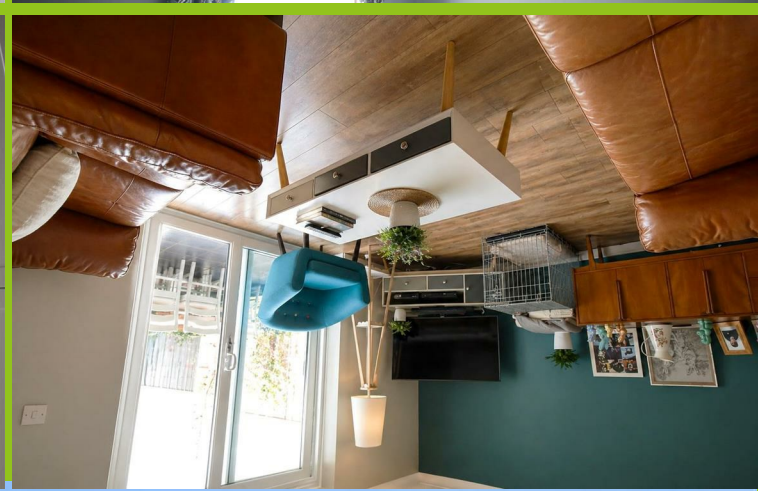




65 Rowe Mead, Chippenham, SN15 3YT

A modern well presented three bedroom end of terrace situated in this sought after area of the popular Pewsham development. Offering convenient access to a wide range of amenities and nearby countryside walks. The ground floor accommodation offers an entrance hall with refitted guest cloakroom, a good size sitting room with patio doors to a double glazed conservatory and a modern kitchen with a range of fitted units and built-in oven, hob and fridge/freezer. The first floor has a master bedroom with built-in wardrobes and a refitted en-suite shower room, two further bedrooms and a refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a lawned garden with a driveway to the side providing off road parking for two vehicles. To the rear is an enclosed garden with decked seating area and a really useful garden office.

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 nearby secondary school, 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:

Canopied Porch

Double glazed entrance door to:

Reception Hall

Radiator. Stairs to first floor with recess under. Wood laminate flooring. Coving. Dado rail. Oak doors to:

Refitted Cloakroom

Radiator. Wall hung wash basin with chrome mixer tap, tiled splashback and cupboard under. Close coupled WC with concealed cistern. Coving.

Kitchen/Breakfast Room

Double glazed window to front. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurface with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and extractor over. Integrated fridge freezer. Space and plumbing for dishwasher and washing machine. Wood laminate flooring. Coving. Breakfast bar.

Sitting Room

Radiator. Coving. Wood laminate flooring. Double glazed sliding patio doors to:

Front Garden

Laid to lawn with path to front door. Driveway parking for two vehicles in tandem. Gated access to rear garden.

Rear Garden

A tiered rear garden which is enclosed by timber fencing. Paved pathway leading to decked seating area with steps up to lawn. Timber shed.

Garden Office

Window and door to side.

Directions

From the town centre proceed along The Causeway and turn right at the roundabout. At the next roundabout turn left onto Pewsham Way, then left at the next roundabout into Webbington Road. Take the fourth turning on the left into Chivers Road then left onto Rowe Mead where the property can be found immediately on the right hand side.

GOODMAN WARREN BECK

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£282,500

Conservatory

uPVC double glazed on brick built base with French doors to side. Tiled floor.

First Floor Landing

Double glazed window to side. Wood laminate flooring. Access to roof space. Coving. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Wood laminate flooring. Fitted wardrobes. Deep over stairs cupboard housing Worcester combination boiler. Coving. Doors to:

Refitted Ensuite

Obscure double glazed window to front. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Spotlights. Panelled walls.

Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring. Coving.

Bedroom Three

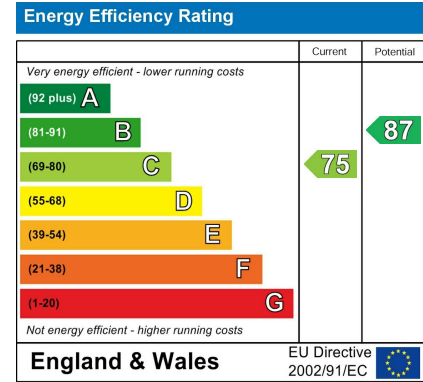
Double glazed window to rear. Radiator. Wood laminate flooring. Coving.

Refitted Bathroom

Ladder radiator. Panelled bath with mixer tap and separate shower over with screen. Panelling to principal areas. Vanity wash basin with mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled splashbacks. Spotlights. Extractor.

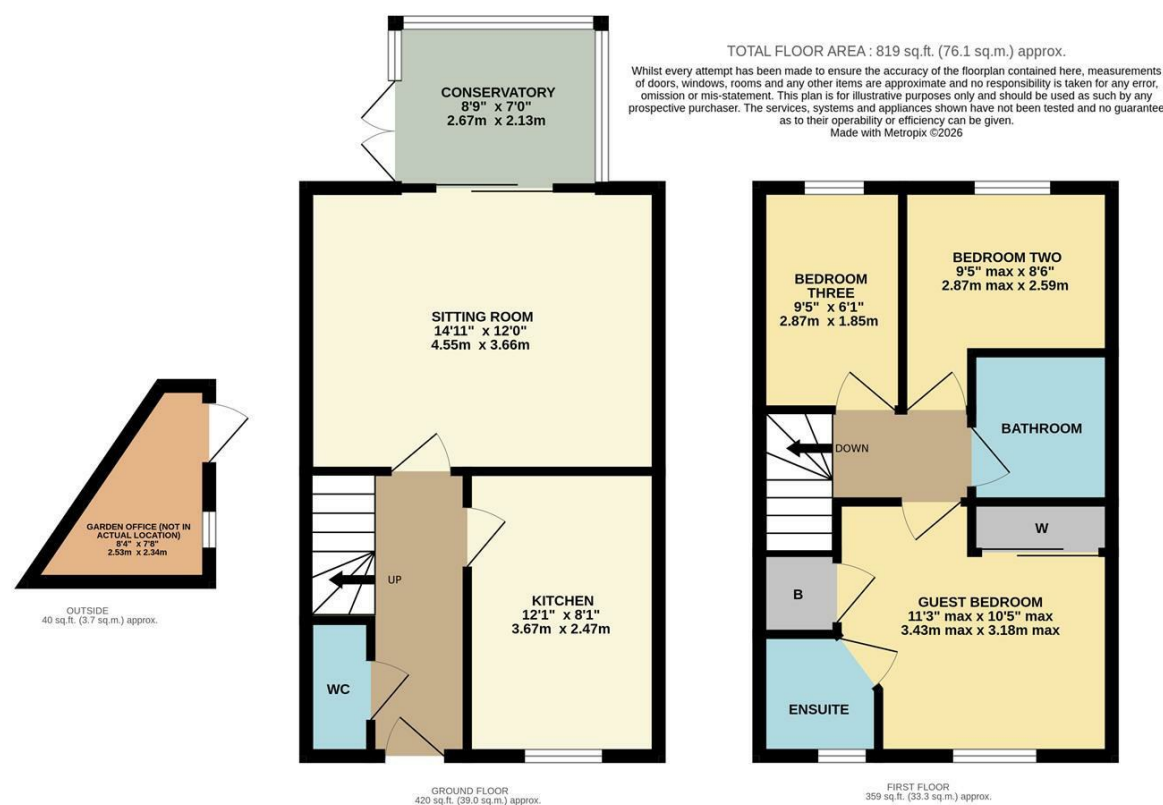
Outside

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)