



2 Bryant Close, Chippenham, SN15 1FX

£375,000

Located within the Birds marsh Development 'The Hatfield' style, a well presented detached home, with generous part walled garden, driveway and detached single garage. Internally comprising; entrance hall, ground floor toilet, lounge, kitchen/dining room with French doors opening in to the garden, separate utility room, three well balanced bedrooms, en suite shower to the main and family bathroom. Offered for sale with no onward chain it makes the perfect home for a wide variety of buyers.

Canopied Entrance

Front door leads into entrance hallway.

Entrance Hallway



Stair case to first floor, under stairs cupboard.

Toilet



Pedestal hand basin, W.C, radiator.

Lounge 12'11" x 12'3" (3.94 x 3.73)



Double glazed window, radiator.

Kitchen / Dining Room 18'1" x 9'4" (5.51 x 2.84)



Dual aspect double glazed windows to rear and side, double glazed French doors to garden, work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, dishwasher and space for fridge / freezer.



Utility Room 5'08" x 5'04" (1.73 x 1.63)



Door to side and garden, work top with cupboard under, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler, door to built in cupboard.

Landing



Built in cupboard.

Bedroom One 12'11" x 10'9" (3.94 x 3.28)



Double glazed window, radiator, door to en suite.

En Suite Shower



Double glazed window, fully tiled shower cubicle, pedestal hand basin, W.C.

Bedroom Two 9'6" x 9'6" (2.90 x 2.90)



Double glazed window, radiator.

Bedroom Three 9'6" x 8'3" (2.90 x 2.51)



Double glazed window, radiator.

Bathroom



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

Garden



To the rear there is a mature, well cared for enclosed garden laid mainly to lawn with raised decked area, mature shrubs, plants, patio and gates leading to the side and driveway.



Garage & Driveway 19'07" x 9'09" (5.97 x 2.97)



Detached single garage with up and over door and parking space to the front.

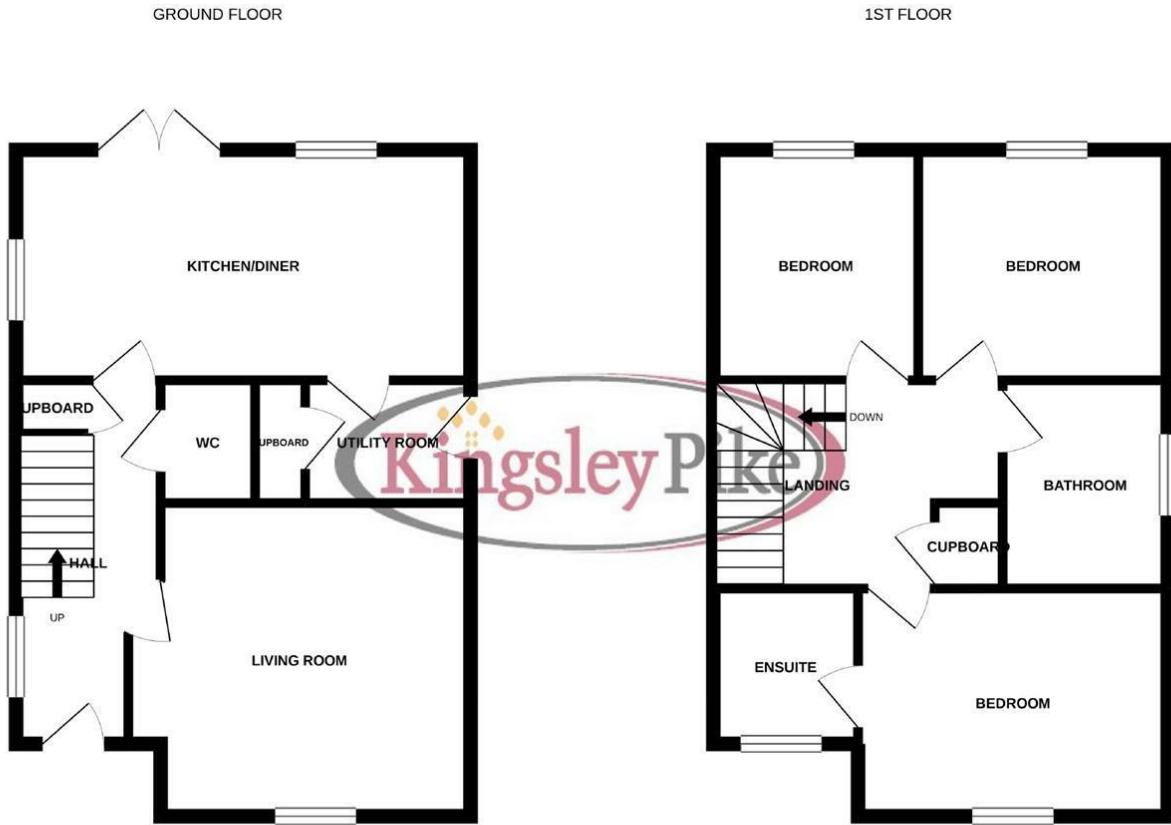
Tenure

We are informed by the .gov website that the tenure of this property is Freehold. There is an estate service charge of £199.50 for the period April 26 to March 27.

Council Tax

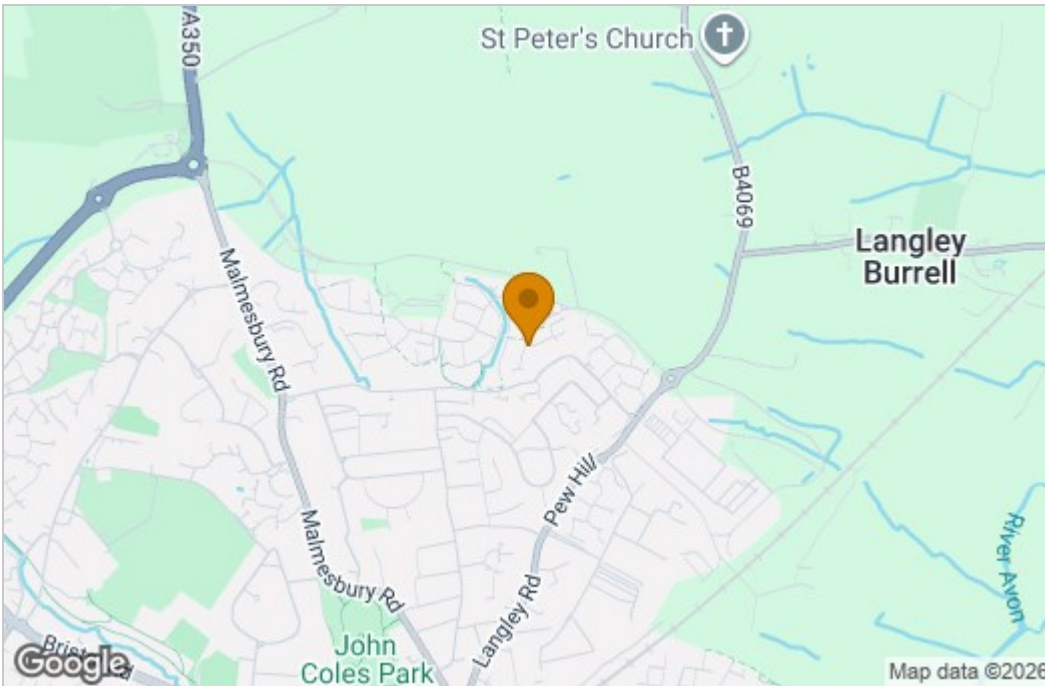
We are advised by the .gov website that the property is band E

Floor Plan

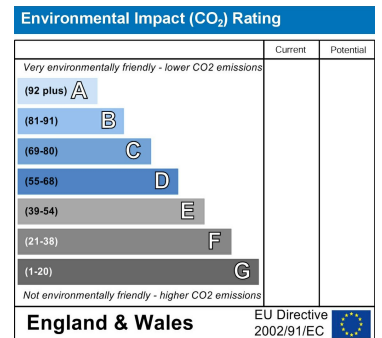
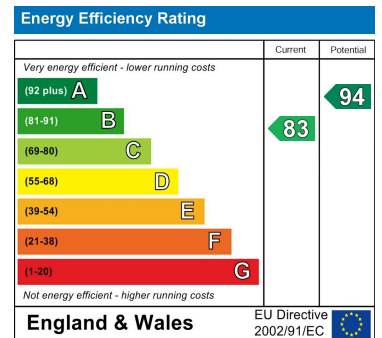


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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