



# 87 Rowe Mead, Chippenham, SN15 3YT

A charming one bedroom terraced property situated in quiet, popular cul-de-sac of Rowe Mead on the sought after Pewsham development. Offering convenient access to a wide range of amenities and nearby countryside walks. This delightful property offers easy, low maintenance living and would make an ideal first time buy or investment opportunity. The ground floor offers a open plan feel with fitted kitchen and French doors out to the rear garden. The first floor has a good sized double bedroom and bathroom. Other benefits include updated electric heating and newly fitted water tank with immersion heater.

## Situation

The property is situated in a sought after cul-de-sac on the Pewsham development with its extensive range of amenities to include nursery and junior schools, doctors surgery, public house, general stores, community hall etc. 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 Comprises

### Canopied Porch

UPVC double glazed entrance door to:

### Kitchen

UPVC double glazed window to front. Rolled edge work surfaces with tiled splash backs and single bowl drainer sink unit. Range of drawer and cupboard base units with matching wall mounted cupboards. Built-in electric hob with extractor over. Eye level built in oven. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard.

### Sitting Room

Newly fitted uPVC French doors. Upgraded electric heating panels.

### First Floor Landing

Access to loft space. Doors to

### Bedroom

UPVC double glazed window to rear. Cupboard housing upgraded water heater. Electric heater panel.

## GOODMAN WARREN BECK

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£180,000

## Bathroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Closed coupled WC. Vanity wash basin with chrome taps and cupboard under. Tiled to principal areas.

## Outside

### Front Garden

Path to front door. Slate area with artificial grass and low level picket fence.

### Rear Garden

Enclosed by fencing. Patio area with lawn beyond.

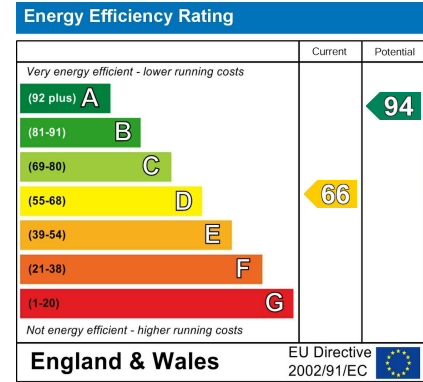
## Parking

Allocated parking.

## Directions

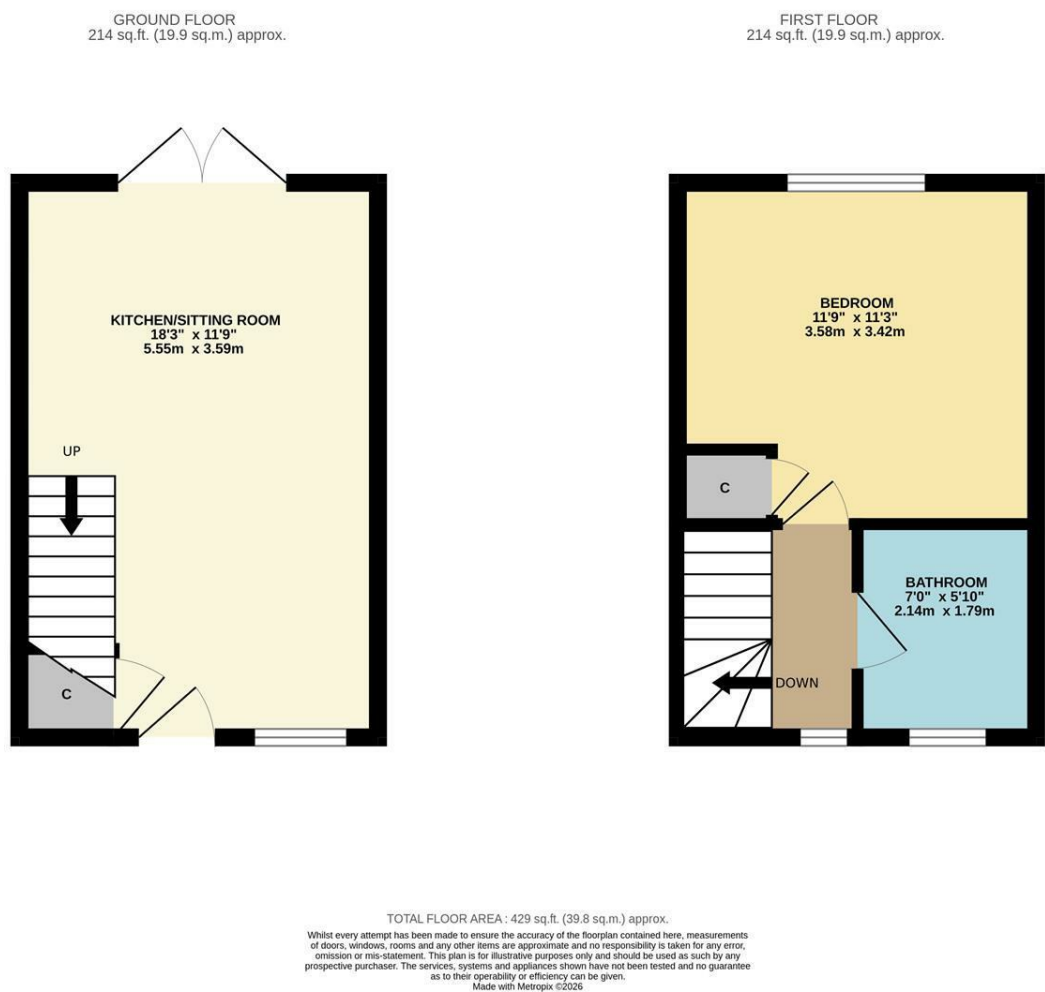
From the town centre proceed along The Causeway and turn right at the roundabout. At the next roundabout turn left onto Pewsham Way, then left at the next roundabout into Webbington Road. Take the third turning on the left into Rumble Dene and then second right into Rowe Mead. The property will then be found on the left hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



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