



# 49 James Close, Chippenham, SN15 3YA

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
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£205,000

A two bedroom corner terrace property located within a cul-de-sac on the popular Pewsham development. Accommodation comprises of entrance hall, a dual aspect kitchen. Sitting room with feature large bow window overlooking the garden. Two bedrooms and a bathroom. Outside, there is a patio area which enjoys afternoon sun and an area of lawn extending to the rear and side, partly enclosed by timber fencing with a further area of garden beyond. This property would make an ideal first time buy and is offered for sale with no onward chain.

## 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 secondary schools, 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:

Door to:

### Entrance Hall

Doors leading to Kitchen and Sitting Room.

### Kitchen

uPVC double glazed windows to side and rear. Range of wall and base units comprising of cupboards and drawers. Worksurfaces with stainless steel sink unit and tiled splashbacks. Cupboard housing gas fired boiler. Space for cooker. Space for washing machine. Space for fridge/freezer. Radiator.

### Sitting Room

uPVC double glazed Bow window to rear. Stairs to first floor with recess under.

### First Floor Landing

Access to roof space. Doors to bedrooms and bathroom.

### Bedroom One

uPVC double glazed window to rear. Built-in wardrobe and over stairs storage cupboard. Radiator.

### Bedroom Two

uPVC double glazed window to rear. Radiator.

### Bathroom

Obscure uPVC double glazed window to side. Close coupled WC. Pedestal wash basin. Panelled bath with separate shower over and screen. Radiator.

### Outside

### Rear & Side Garden

Paved seating area with the remainder being laid to lawn. Partly enclosed by timber fencing with additional garden beyond.

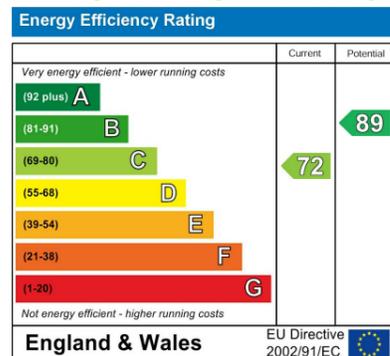
### Allocated Parking

One allocated parking space to the front.

### Directions

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. Go straight over the first two roundabouts then at the third turn left onto King Henry Drive. James Close is the second turning on the right hand side.

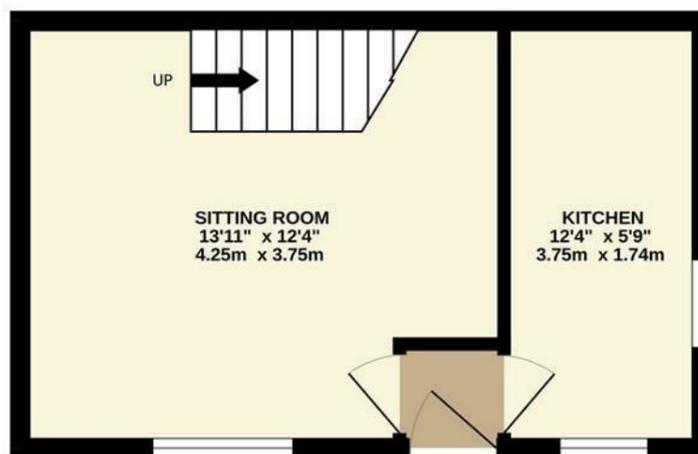
## ENERGY PERFORMANCE GRAPHS



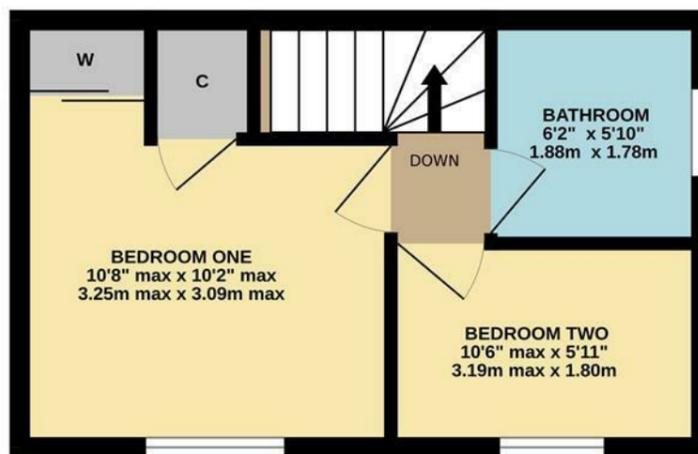
Council Tax Band: B

Tenure: Freehold

GROUND FLOOR  
 242 sq.ft. (22.5 sq.m.) approx.



FIRST FLOOR  
 242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

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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