



7 Holmes Close, Chippenham, SN15 3FQ

GOODMAN WARREN BECK

64 Market Place
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£235,000

A larger than average two bedroom end of terrace situated in a quiet cul-de-sac within the popular Pewsham development offered for sale with NO ONWARD CHAIN. The accommodation offers a useful entrance porch, kitchen with fitted units, cooker and dishwasher, a good size sitting/dining room with patio doors to the garden, main bedroom with dressing area, second bedroom and bathroom with a white suite and overbath shower. To the side there is an enclosed garden and there is an adjacent allocated parking space.

Situation

The property is well situated in a quiet cul-de-sac on the popular Pewsham development to the South East of Chippenham town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school, public house, local convenience store, chemist and takeaway. There are some lovely countryside walks nearby to include Westmead Open Space and a walk along the canal. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and in addition there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is a regular main line rail service from Chippenham to London (Paddington) and the M4 motorway is easily accessed via Junction 17 a few miles to the North of the town.

Accommodation Comprising:

Obscure uPVC double glazed entrance door to:

Entrance Porch

uPVC double glazed window to front and side. Obscure glazed door to:

Kitchen

Window to front. Cupboard base units and wall mounted cupboards. Worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Freestanding electric cooker with extractor over. Slimline dishwasher. Space and plumbing for automatic washing machine. Understairs cupboard. Doorway to:

Sitting/Dining Room

Double glazed box window to front. Double glazed window to front. Electric heater. Double glazed sliding patio doors to rear. Coving. Dado rail. Stairs to first floor.

First Floor Landing

Obscure double glazed window to rear. Access to roof space. Cupboard housing water tank. Doors to:

Dressing Area

Electric heater. Doorway to:

Bedroom One

Double glazed window to front. Access to roof space.

Bedroom Two

Double glazed window to front.

Bathroom

Obscure double glazed window to front. Chrome heated towel rail. Panelled bath with electric shower over with screen. Pedestal wash basin. Close coupled WC. Light and shaver point. Extractor.

Outside

Side Garden

Enclosed by fencing with gated access to front. Patio area with artificial lawn beyond, gravelled area and covered seating area.

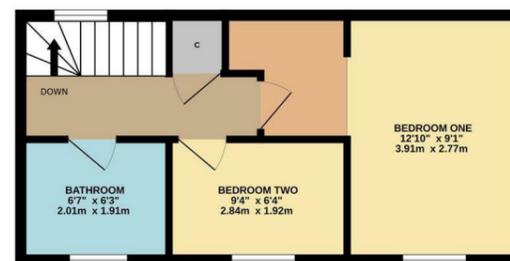
Directions

From the Market Place proceed along The Causeway. At the roundabout turn right, then turn left at the next roundabout onto Pewsham Way. Proceed over the first roundabout, then turn left at the second roundabout into Canal Road. Take the third turning on the right into Brewer Mead, Holmes Close is then the second turning on the right hand side.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



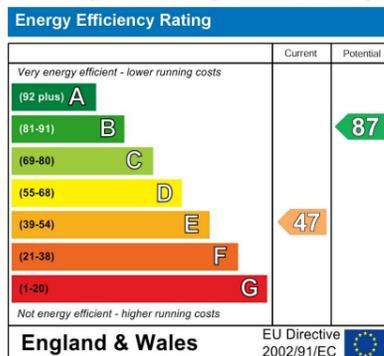
FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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