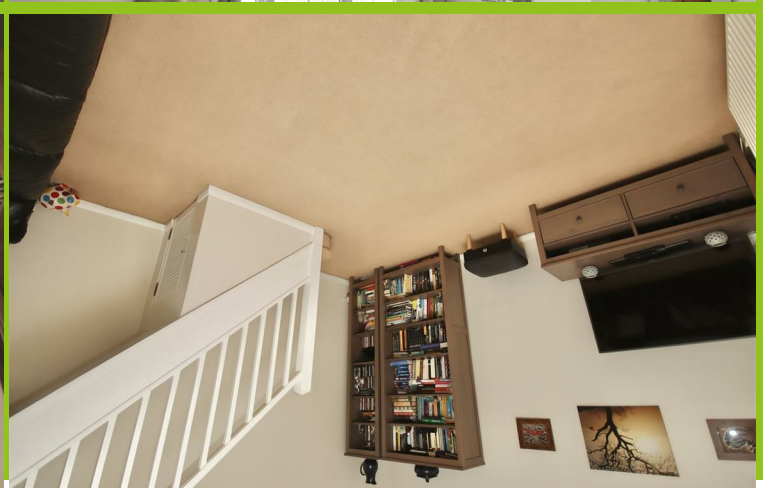

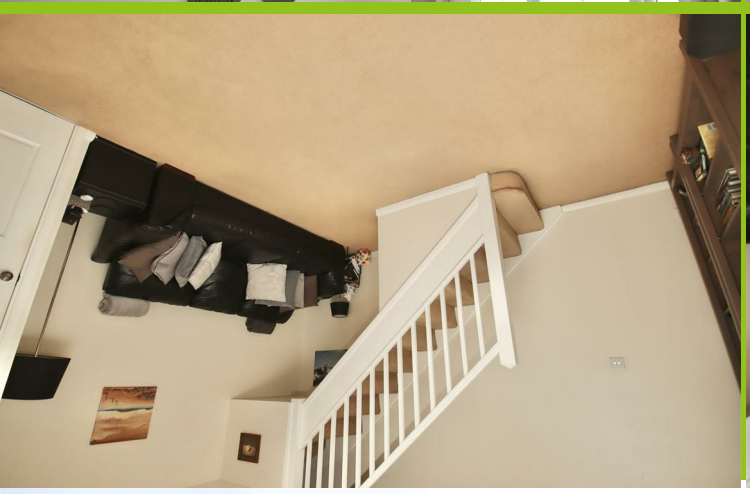

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The UK's number one property website

24 James Close
Chippenham

GOODMAN WARREN BECK

24 James Close, Chippenham, SN15 3YA

A modern well presented two bedroom 'back to back' end of terrace pleasantly tucked away in the corner of a quiet cul-de-sac on the popular Pewsham development with access to a wide range of amenities and countryside walks. The accommodation offers an entrance hall, sitting room, a modern dual aspect kitchen with fitted units and built-in oven and hob, a double bedroom with built-in double wardrobe, second bedroom and a bathroom with a white suite. Other benefits include double glazing and gas central heating. To the front is a low maintenance gravelled garden currently set up to provide off road parking for two or three vehicles. If it was preferable to use this as garden there is a additional adjacent allocated parking space.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£210,000

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 Comprises
Obscure double glazed entrance door to:

Entrance Hall
Doors to:

Sitting Room
uPVC double glazed window to front. Radiator. Stairs to first floor.

Kitchen
Dual aspect with uPVC double glazed windows to front and side. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splashback and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel electric oven and hob with stainless steel extractor over. Space and plumbing for washing machine. Space for undercounter fridge. Wall mounted gas fired combination boiler for central heating and hot water.

First Floor Landing
Access to roof space. Doors to:

Bedroom One
uPVC double glazed window to front. Radiator. Built-in double wardrobe. Deep overstairs cupboard with radiator.

Bedroom Two
uPVC double glazed window to front. Radiator.

Bathroom
Obscure uPVC double glazed window to side. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal areas.

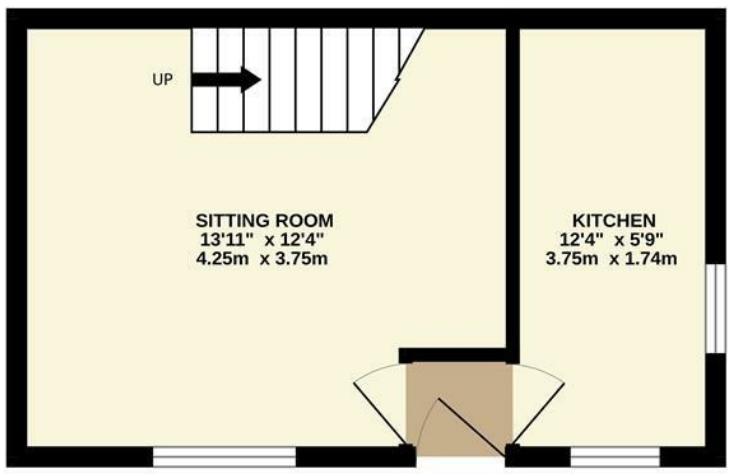
Outside

Front Garden
Gravelled for low maintenance and providing off road parking for two or three vehicles if desired.

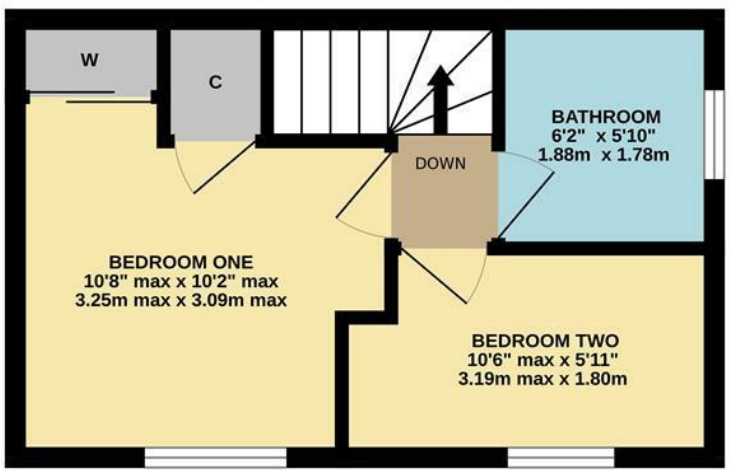
Parking
There is an allocated parking space in an adjacent parking area.

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.

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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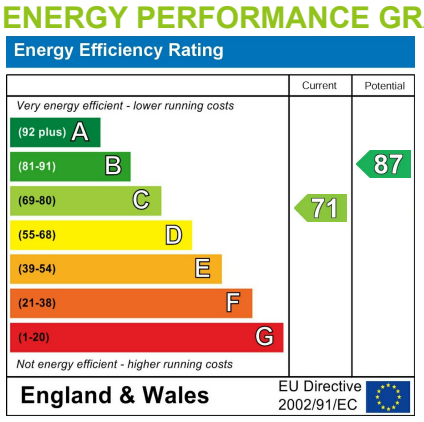
ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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