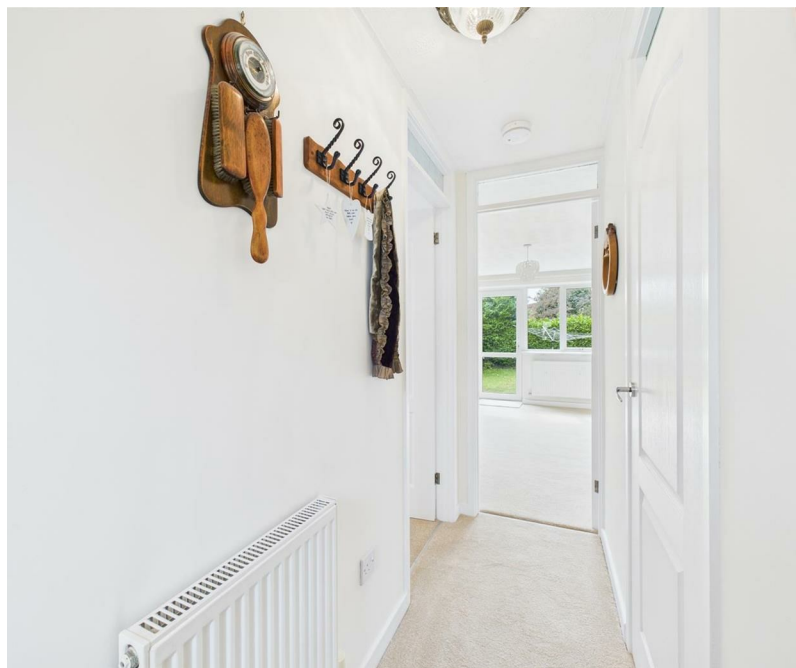




An immaculately presented one bedroom bungalow situated within a cul-de-sac on the western side of town. The newly refurbished accommodation briefly comprises; entrance hall, shower room, bedroom with fitted wardrobes, sitting/dining room and kitchen/breakfast room. Externally there is a large front garden and driveway and an enclosed garden to rear. With no onward chain an internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Awdry Close is a peaceful setting within the highly desirable area of Queens Crescent. There are woodland walks near by and shops, schools & bus routes are within walking distance. Chippenham itself 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. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Hall

With upvc double glazed door to front, doors to sitting/dining room, bedroom and shower room, carpeted flooring, radiator.

Shower Room

Obscured upvc double glazed window to front, fitted with a three piece suite comprising fully tiled shower cubicle (replaced in 2024), vanity wash hand basin with tiled splash back and low level w/c, all with chrome fittings, radiator, extractor fan, vinyl flooring.

Sitting/Dining Room 4.11m x 3.35m (13'6" x 11'0")

With upvc double glazed window and door to rear, doors to kitchen and hall, radiator, carpeted flooring.

Kitchen/Breakfast Room 4.11m x 1.91m (13'6" x 6'3")

With upvc double glazed window to rear, door to sitting room, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, breakfast bar, part tiled, integrated electric oven and four ring electric hob with cooker hood over, automatic washing machine(included), integrated fridge and freezer, radiator, vinyl flooring, access to loft space (central boarding, light, insulation & ladder plus refitted combination boiler March 2023).

Bedroom 3.18m x 3.15m (10'5" x 10'4")

With upvc double glazed window to front, radiator, built in wardrobes, carpeted flooring.

Externally

Front Garden

The front garden consists of a large lawn area with long gravel driveway and gated access to rear garden.

Rear Garden

The rear garden is mainly level and hedge and fence enclosed. There is a lawn area, storage shed, outside tap and a hard standing sitting area.

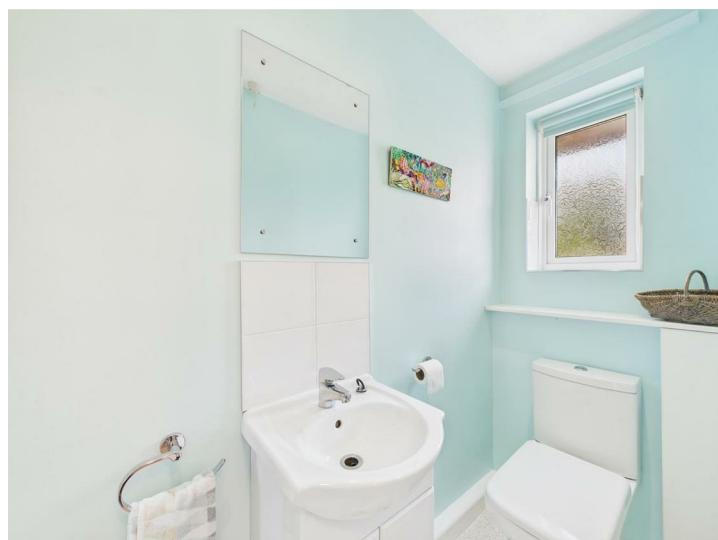
Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

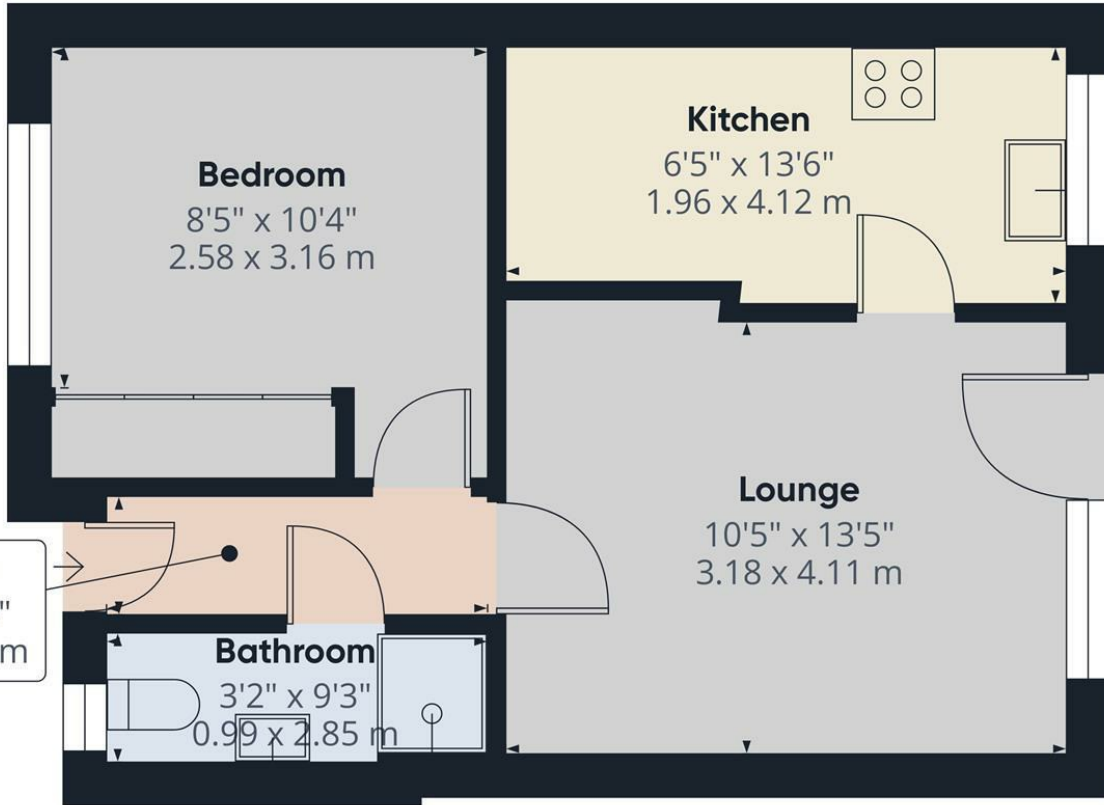
Insulation - Loft & Cavity Wall Insulation

Wiltshire Council Tax - Band A

Tenure - Freehold





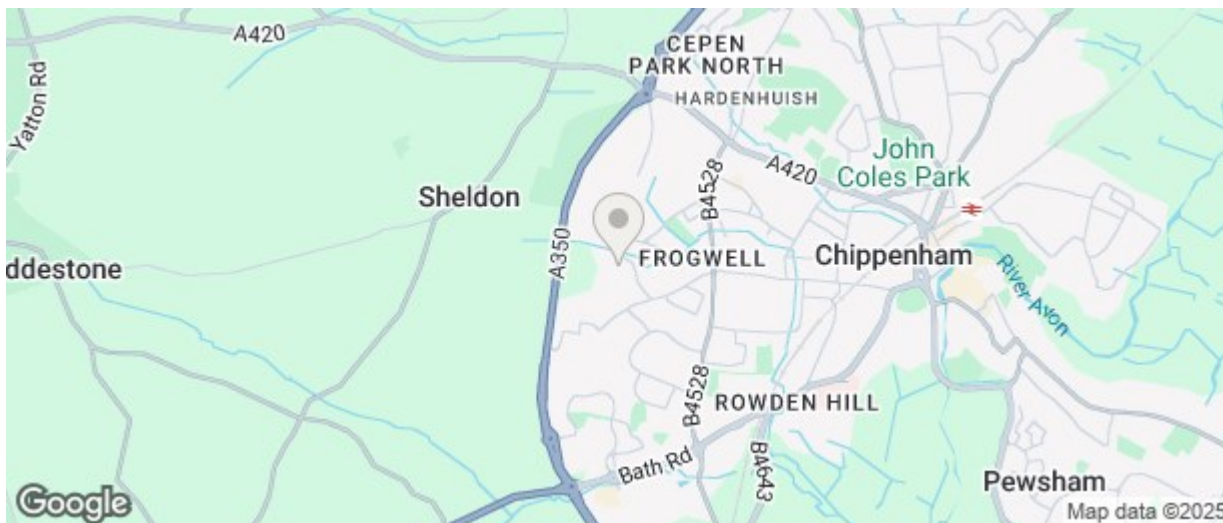


Approximate total area⁽¹⁾
394 ft²
36.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing