



Nestled in the charming residential area of Pewsham, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-proportioned lounge/dining room, perfect for relaxing or entertaining guests.

The kitchen is functional and inviting, providing ample space for culinary pursuits. Additionally, the house features a bathroom and an en suite, ensuring convenience for all residents. With UPVC double glazing and gas central heating, the home offers warmth and energy efficiency throughout the year.

Outside, you will find a lovely garden, ideal for enjoying the fresh air or hosting summer gatherings. The property also benefits from parking for two vehicles, along with a garage, providing secure storage and additional convenience.

This end terrace house is situated in a popular area, making it a desirable choice for those looking to settle in a friendly community. With its appealing features and practical layout, this property is not to be missed.

## 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 - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. 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.

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.

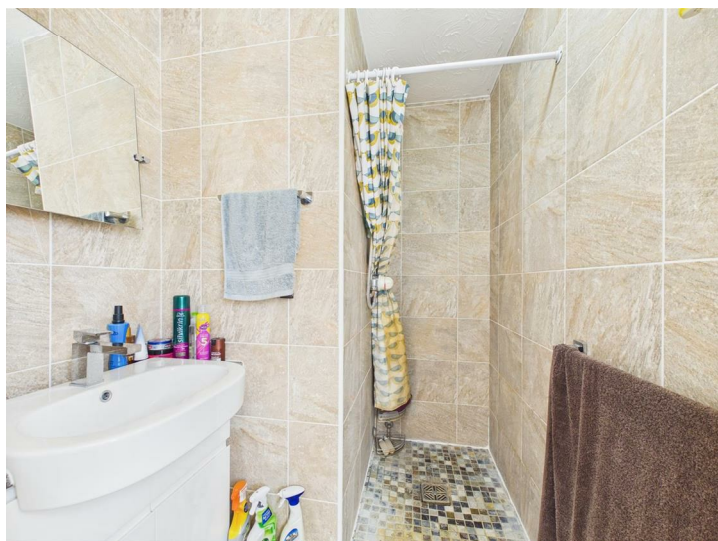
## Property Information

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

Wiltshire Council Tax - Band B

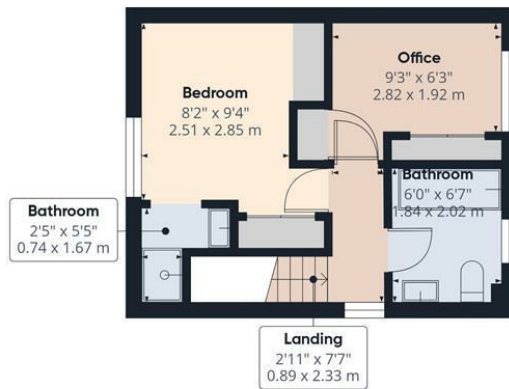
Tenure - Freehold







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

727 ft<sup>2</sup>

67.4 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-64) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> 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