



This two bedroom mid terrace is situated within a small cul de sac within the popular Pewsham development. The accommodation is situated over two floors and is based around an entrance hall with access to the lounge and kitchen. On the first floor the landing leads to both bedrooms and the bathroom. Externally the property also benefits from a rear garden and garage.

### 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.

### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

#### Entrance Hall

Sash or Upvc double glazed windows to front side rear, doors to lounge, dining room, kitchen, WC, carpeted stairs to first floor landing, under stairs cupboard, flooring, radiator.

#### Sitting/Dining Room 4.32m x 4.34m (14'2" x 14'3")

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

#### Kitchen 3.12m x 1.93m (10'3" x 6'4" )

With upvc double glazed window to front, doors sitting/dining room, fitted kitchen offering a range of wall and base units, one and a half bowl ceramic sink drainer inset to rolled edge work surfaces, part tiled, electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, fridge freezer, laminate flooring.

#### First Floor

#### Landing

#### Bedroom One 3.35m x 3.45m (11'0" x 11'4" )

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

#### Bedroom Two 2.46m x 2.82m (8'1" x 9'3" )

With upvc double glazed window to front, radiator, carpeted.

#### Family Bathroom

With upvc double glazed window to front, fitted with a three piece white suite comprising shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, fully tiled, tiled flooring.

#### Externally

#### Front and Rear Garden

Fully enclosed garden mainly laid to lawn with patio area and gated access to path that leads to the garage.

#### Garage & Parking

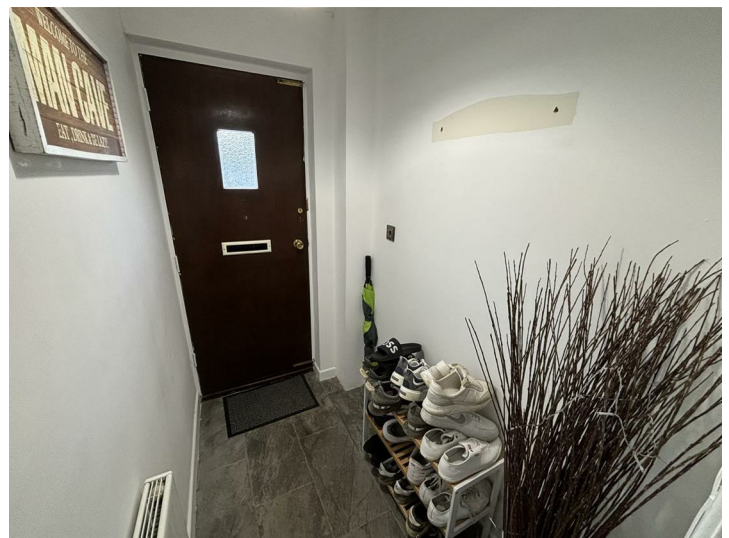
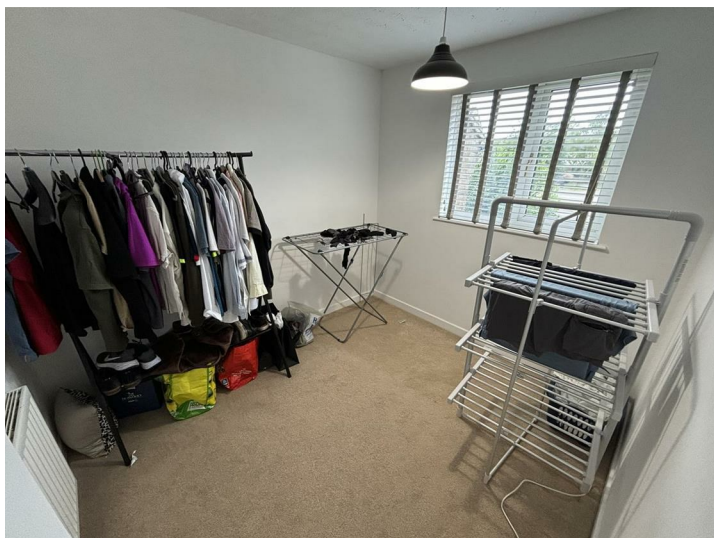
Single garage situated in a block close to the property. There are two allocated parking spaces one to the front of the property and one in front of the garage.

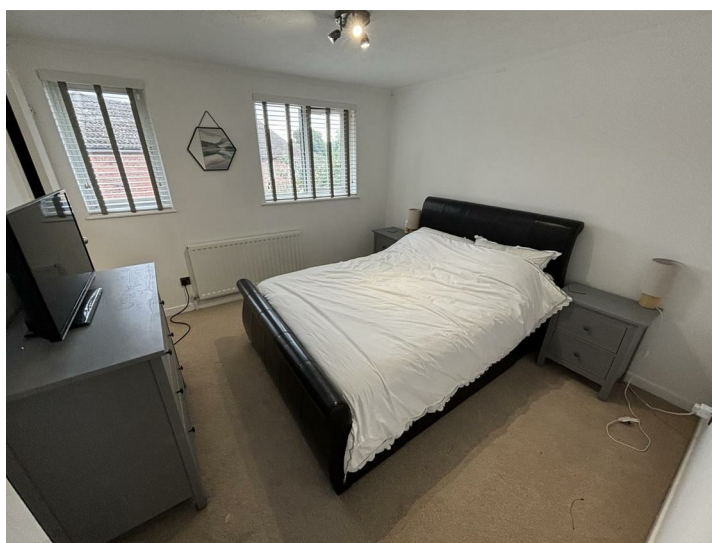
#### Property Information

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

Wiltshire Council Tax - Band B

Tenure - Freehold





GROUND FLOOR

1ST FLOOR



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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		75	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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