



**2 Abbey Close, Chippenham, SN15 3TD**

**£220,000**

Located on the popular development of Pewsham, close to the centre with Tesco Express, Doctors Surgery, Primary School and Public House, a modern, well presented two bedroom terrace house. To the rear there is an enclosed garden with lawn and gated access. The property benefits from double glazing and gas central heating. Ideal First Time Buy or Investment.



### Entrance Hallway

Front door leads into hallway with staircase to first floor, door to living / dining room.

### Living Room 22'5" x 10'07" max (6.83m x 3.23m max)



Double glazed window, double glazed door to rear and garden, two radiators, opening to kitchen.



### Fitted Kitchen 8'4" x 6'4" (2.54m x 1.93m)



Work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge / freezer, wall mounted gas boiler.

### Landing

Access to loft, doors to bedrooms and bathroom.

### Bedroom One 10'9" x 9'3" (3.28m x 2.82m)



Double glazed window, built in wardrobe, radiator.

### Bedroom Two 10'5" x 8'0" (3.18m x 2.44m)

Double glazed window, radiator.

## Bathroom



Double glazed window, panelled bath, over bath shower, pedestal hand basin, W.C, radiator.

## Outside

### Rear



To the rear there is an enclosed garden, gated access to the rear.

## Parking

Allocated Parking.

## Tenure

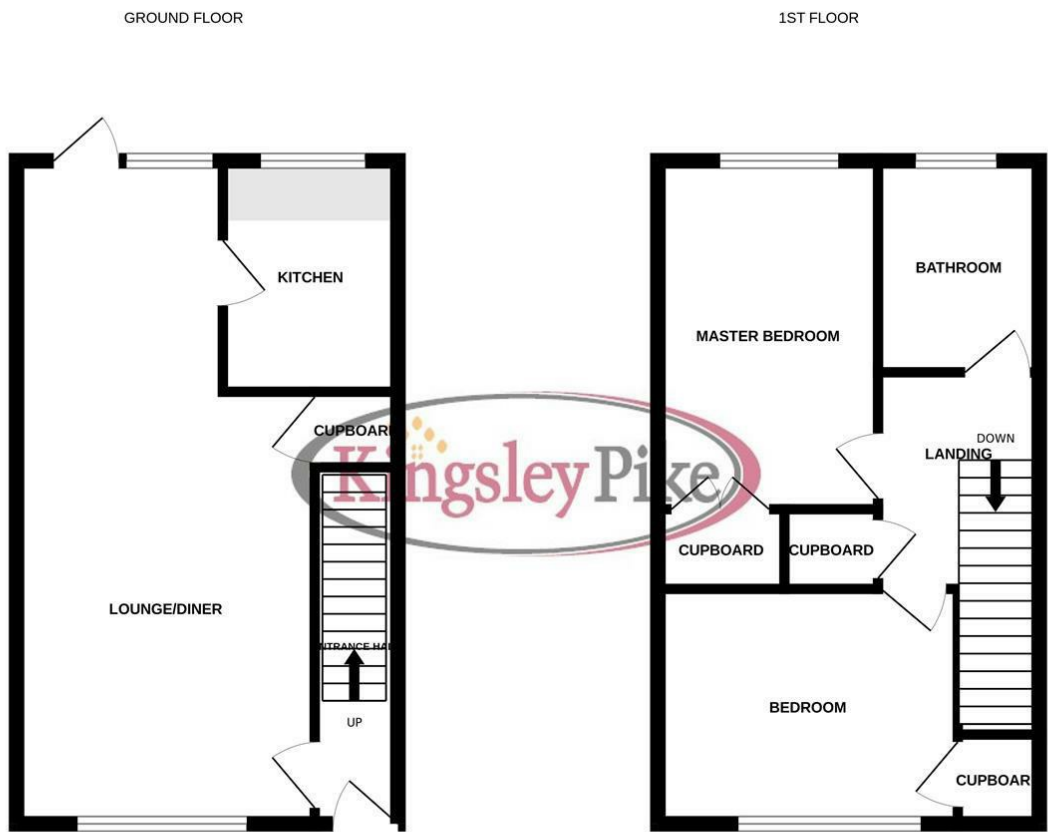
GOV.UK advises Freehold.

## Council Tax Band

GOV.UK advises Band B.



Floor Plan

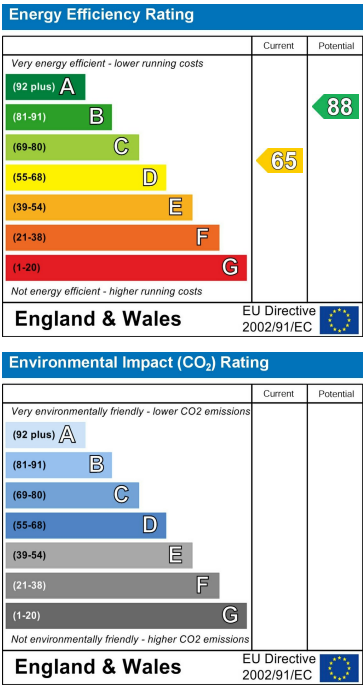


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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