

12 Bryant Close, Chippenham, SN15 1FX

£305,000

Located within the Birds Marsh View development, a stylish and well presented end of terrace house with landscaped garden to the rear and two side by side parking spaces to the front. Internally comprising; entrance hall, cloakroom, lounge, kitchen/dining room with French doors leading to the garden, three bedrooms, family bathroom and en suite to the main.

Entrance Hallway



Front door leads into hallway, Vinyl flooring, radiator, door to living room and stairs to first floor.

Cloakroom



Double glazed window, toilet, wash hand basin, radiator and Vinyl flooring.

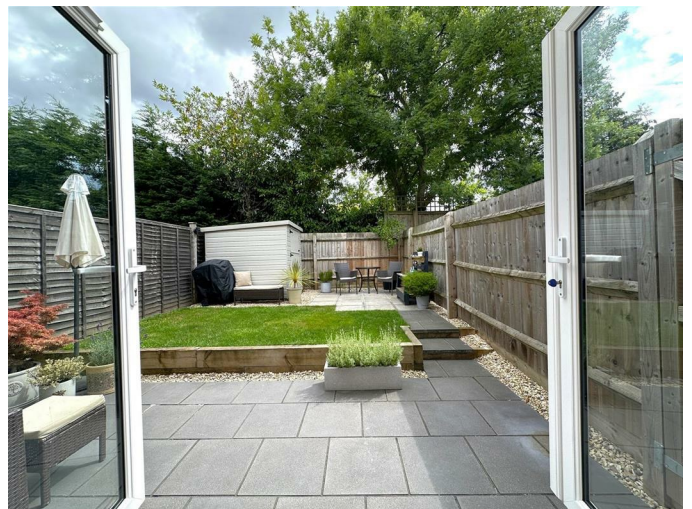
Living Room 14'04" x 11'0" (4.37m x 3.35m)



Double glazed window, radiator, under stairs cupboard, door to kitchen/diner.



Kitchen / Dining Room 15'03" x 8'10"
(4.65m x 2.69m)



Double glazed window to the rear, French doors to garden, work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, wall mounted gas boiler, space for a fridge/freezer, integrated washing machine, tiled splashes, panelled feature wall and space for a dining table and chairs.

Landing



Doors to all bedrooms and bathroom, built in cupboard, access to the loft.

Bedroom One 9'07" x 9'06" (2.92m x 2.90m)



Double glazed window, fitted wardrobe, radiator, door to en suite and over stairs cupboard.

En Suite



Double glazed window, tiled shower cubicle, wash hand basin, toilet and towel radiator.

Bedroom Two 9'02" x 7'07" (2.79m x 2.31m)



Double glazed window, radiator and feature panelled wall.

Bedroom Three 7'07" x 5'11" (2.31m x 1.80m)



Double glazed window, radiator.

Bathroom



Double glazed window to the side, bath, pedestal hand basin, toilet and radiator.

Garden



Landscaped garden with generous patio, raised lawn with pathway leading to a further patio and garden shed. There is an outside tap and gated side access.



**Driveway**

Two side by side parking spaces.

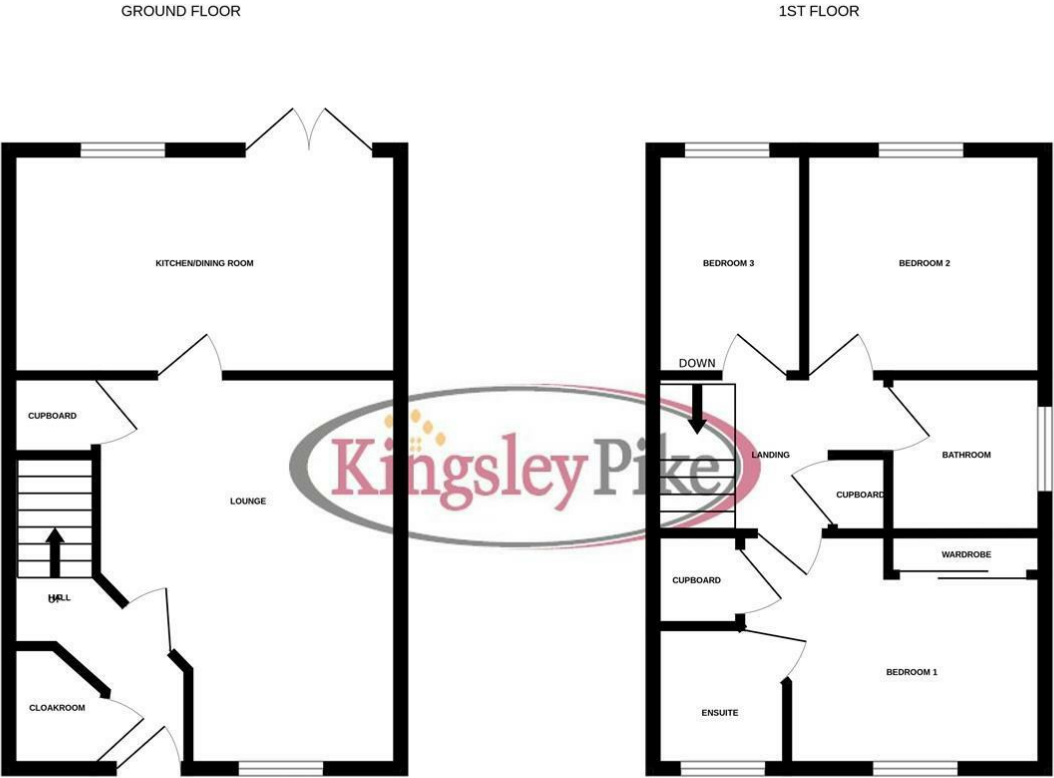
Tenure

GOV.UK advises the property is Freehold. There is an estate management fee payable of circa £170.

Council Tax Band

GOV.UK advises band C.

Floor Plan



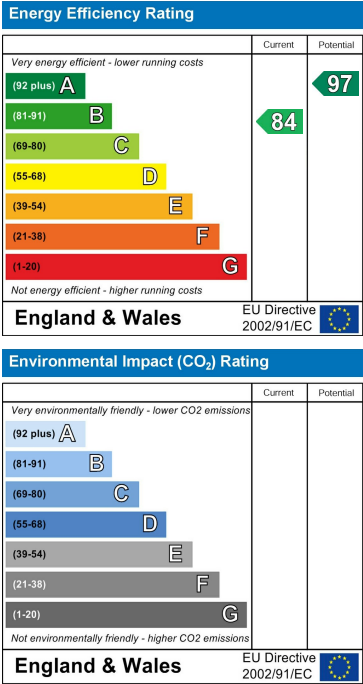
3 BEDROOM END OF TERRACE

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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