

**14 Bryant Close, Chippenham, SN15 1FX**

**£289,950**

Located on the new development of Birds Marsh View, a well presented three bedroom modern terrace house. To the rear there is an enclosed garden with newly laid turf, to the front there are two allocated parking spaces. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.



### Entrance Hallway



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

### Cloakroom



Double glazed window, W.C, hand basin, radiator.

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



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

### Kitchen / Diner 15'03" x 8'10" (4.65m x 2.69m)



Double glazed windows to the rear, doors to garden, laminated 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, integrated fridge/freezer, integrated washing machine.



### Landing



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

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



Double glazed window, built in wardrobe, radiator, door to en suite.

### En Suite



Double glazed window, tiled shower cubicle, hand basin, W.C, radiator.



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



Double glazed window, radiator.

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



Double glazed window, radiator.

### **Bathroom**



Panelled bath with over bath shower, pedestal hand basin, W.C, radiator.

### **Outside**

### **Rear**



Enclosed garden with newly laid turf.

### **Front**

Two allocated parking spaces.

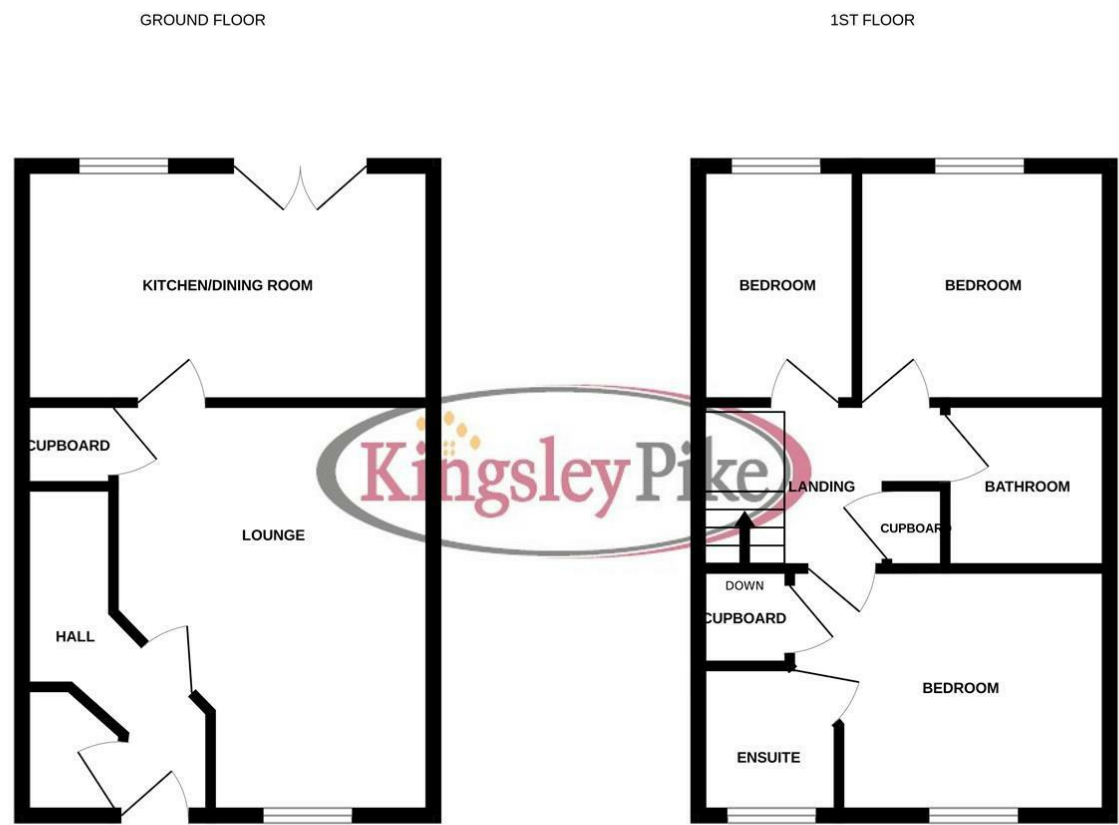
### **Tenure**

GOV.UK advises Freehold.

### **Council Tax Band**

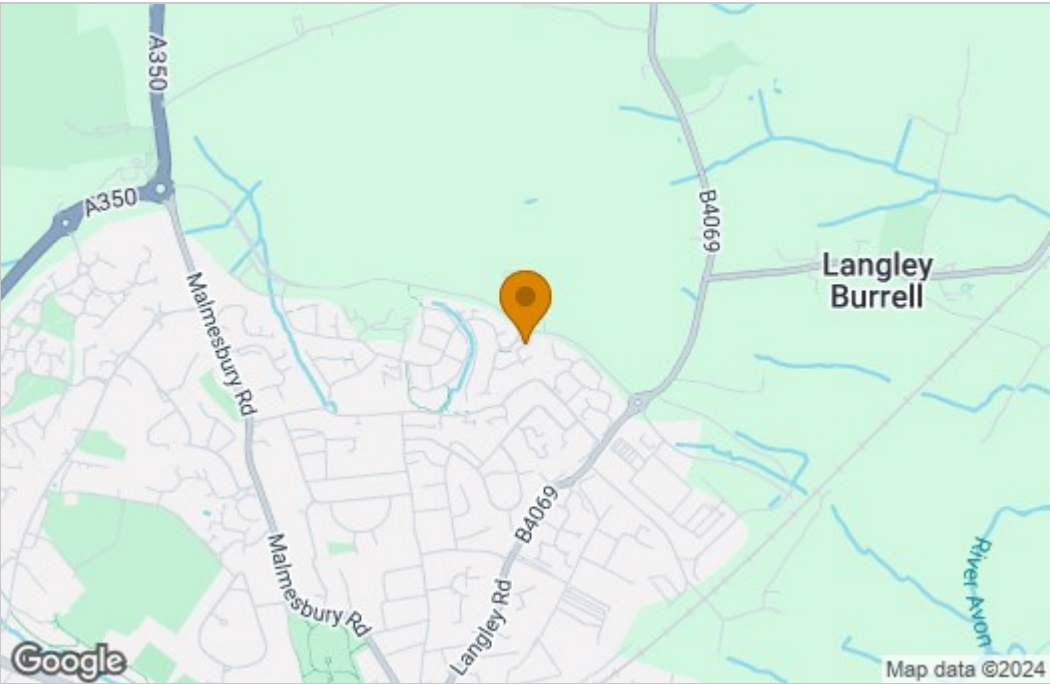
GOV.UK advises band C.

Floor Plan

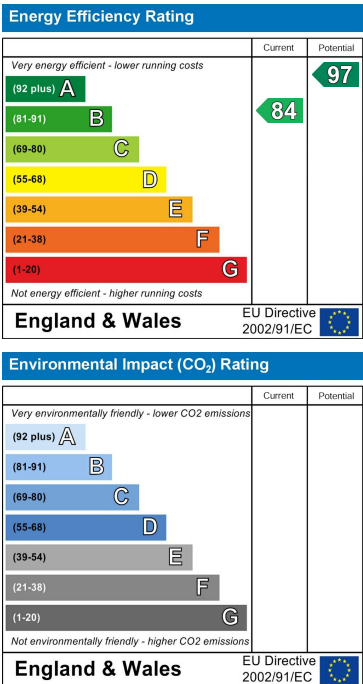


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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