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Phillips Close, Chippenham

Price Guide £210,000



An immaculately presented and modern two bedroom home situated on the western side of town within easy reach of commuter links and amenities. The light and bright accommodation comprises; entrance porch, sitting room and refitted kitchen/dining room to the ground floor. The first floor provides; master bedroom with fitted and built in wardrobes, second bedroom and refitted bathroom. Externally there are front and enclosed rear gardens and allocated parking. An internal viewing is highly recommended.

#### 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

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. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. 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 Porch

With newly fitted upvc double glazed door to front, upvc double glazed window to side, door to sitting room, replacement consumer unit (Dec 2018).

##### Sitting room 4.29m x 3.45m (14'1" x 11'4")

With upvc double glazed window to front, door to entrance porch and glazed door to kitchen / dining room, radiator, carpeted stairs to the first floor landing, laminate flooring.

##### Kitchen / Dining Room 4.22m x 2.69m (13'10" x 8'10")

With upvc double glazed window to rear, upvc double glazed door to rear, glazed door to sitting room, door to under stairs storage cupboard, refitted kitchen (Nov 2018) offering a matching range of wall, base and display units, sink drainer inset to flat edge work surfaces, part tiled, integrated Bosch electric oven and five ring Stoves gas hob with cooker hood over, space and plumbing for automatic washing machine, space for dishwasher, space for fridge freezer, wall mounted combination boiler ( newly fitted in Nov 2017), radiator, laminate flooring.

#### First Floor

##### Landing

With carpeted stairs rising from the sitting room, doors to...

##### Master Bedroom 3.45m x 3.30m (11'4" x 10'10")

With two upvc double glazed windows to front, built-in wardrobe and fitted wardrobes with sliding mirrored doors, radiator, carpeted.

##### Second Bedroom 2.74m x 2.13m (9' x 7')

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

#### Bathroom

With obscured upvc double glazed window to rear, refitted (May 2019) with a three piece white suite comprising; 'L' shape shower / bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, vinyl flooring.

#### Externally

##### Front Garden

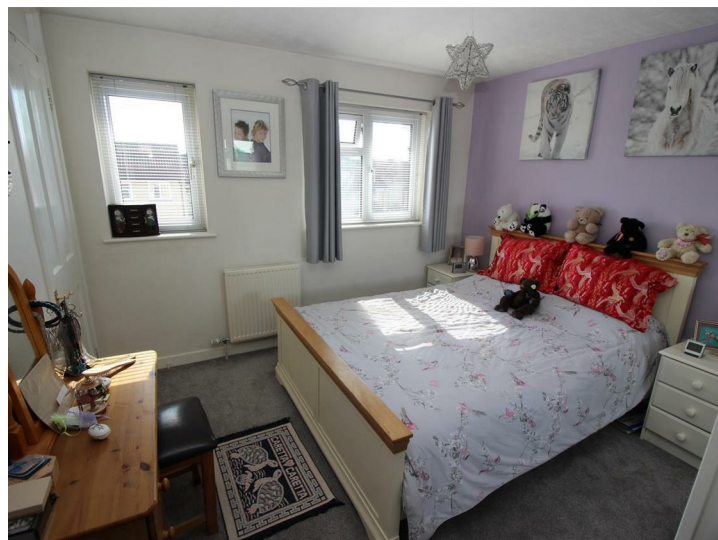
The front garden is laid to lawn and mature planting with path to front door. There is gated access to the rear garden.

##### Rear Garden

The rear garden was landscaped in 2018, patio area, shed, outside tap, outside power, rear access gate.

##### Allocated Parking

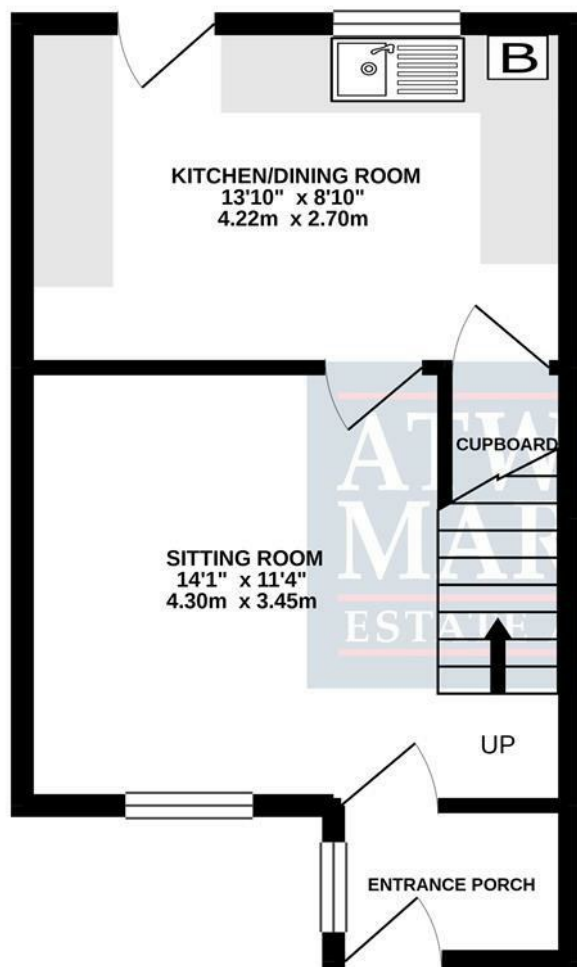
The property offers an allocated parking space a short distance from the property. There is also ample on street parking to front.



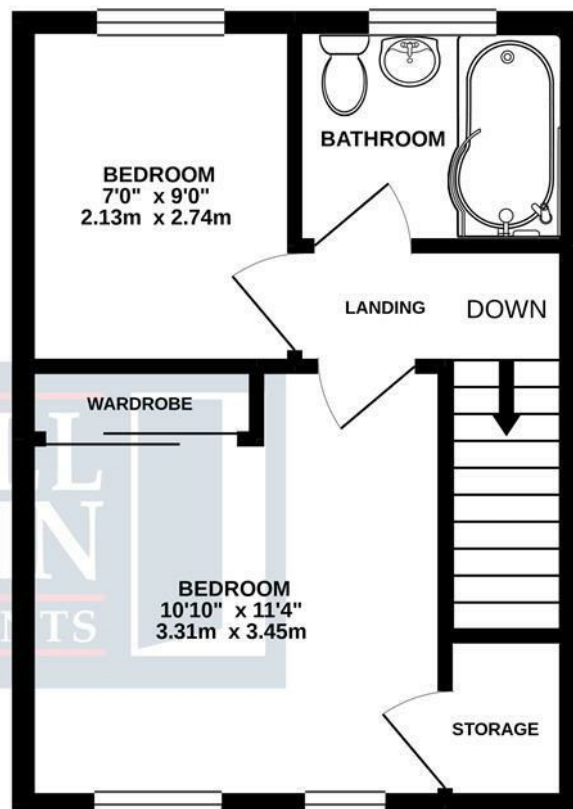




## GROUND FLOOR



## 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <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>  |         |           |
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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