

20 successful  
years of  
moving people

**ATWELL  
MARTIN**  
ESTATE AGENTS



**Buckingham Road, Chippenham**

**Price Guide £189,950**



**NO ONWARD CHAIN | SINGLE GARAGE |** With a renovated bathroom and new carpets this two bedroom property is ready to move into. The well proportioned accommodation is based over two floors to include an entrance hall, living room and kitchen. On the first floor the landing leads to both bedrooms and a bathroom. Further benefits include a replacement combination boiler, single garage and well maintained front and rear gardens.

#### Viewing

Strictly by appointment with the selling agents  
Atwell Martin, 65 New Road, Chippenham,  
Wiltshire. SN15 1ES Tel (01249) 447777.

#### 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:

#### Hallway

Double glazed door with stained and leaded insets leads into hall, radiator, further door to living room, wood effect flooring.

#### Living Room 4.32m x 4.32m (14'02" x 14'02")

Double glazed window to rear and door to garden, staircase to first floor with under stairs cupboard providing, radiator, television point.

#### Kitchen 3.02m x 1.85m (9'11" x 6'01")

Double glazed window to front, rolled work tops with a range of cupboards and drawers under, also a range of cupboards over, inset one and half bowl sink unit, space for cooker, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler.

#### Landing

Doors to both bedrooms and bathroom, access to loft.

#### Bedroom One 3.40m x 3.30m (11'02" x 10'10")

Two double glazed window to rear, two built in cupboards, radiator.

#### Bedroom Two 2.79m x 2.41m (9'02" x 7'11")

Double glazed window to front, radiator.

#### Bathroom

Obscured double glazed window to front, panelled bath with electric shower over bath, pedestal hand basin, low level WC, towel rail radiator, spot lights, extractor and wood effect flooring.

#### Front Garden

To the front of the property is an part enclosed garden laid to lawn with path to front.

#### Rear Garden

To the rear is an enclosed garden laid mainly to lawn with gated access leading to the garage and gravelled patio area and pathway.

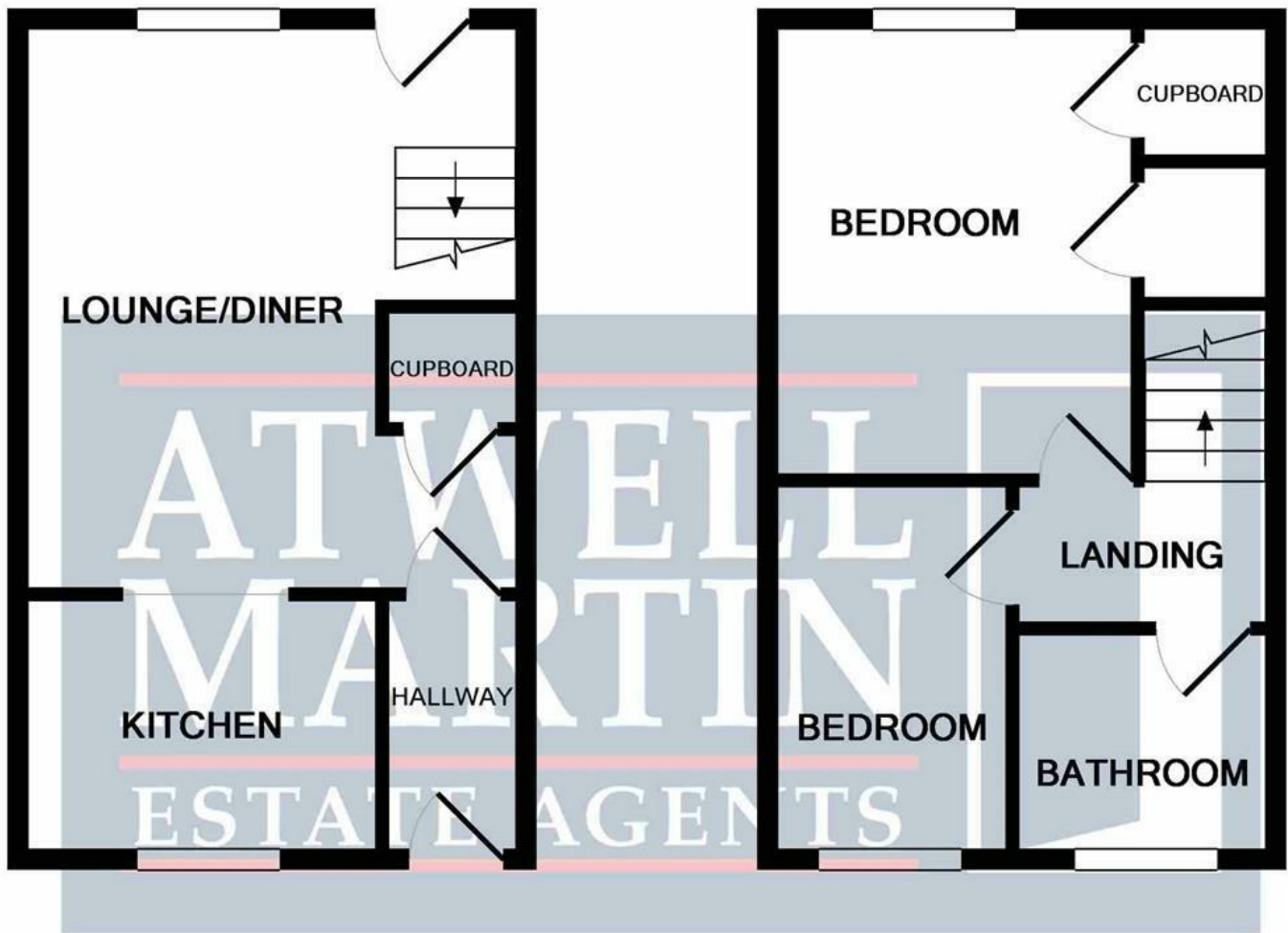
#### Garage 4.98m x 2.51m (16'04" x 8'03")

Single garage in a block with up and over door, storage over eaves, space in front for parking.









GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		90
(81-91) B		
(69-80) C	72	
(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