



📍 18 Bryant Close, Chippenham, SN15 1FX

🔗 Offers In Excess Of £300,000

A well-positioned and well-presented three bedroom end of terrace home, ideally situated in a quiet cul-de-sac on the highly sought after and newly established Birds Marsh View development, only a short distance from J17 of the M4 and Chippenham railway station.

- Modern End of Terrace House
- Three Bedrooms
- Principal Bedroom with En-suite Shower Room
- Cloakroom & Family Bathroom
- Lovely Kitchen / Diner with French Doors
- Private & Enclosed Landscaped Rear Garden
- Off-Road Driveway Parking for Two Vehicles
- Cul-De-Sac Position
- Popular Birds Marsh Development
- Close to Railway Station & M4

🏡 Freehold

🏠 EPC Rating B



A well-located and well-presented three bedroom end of terrace home, nicely positioned in a quiet cul-de-sac on the highly sought after and newly established Birds Marsh View development, only a short distance from J17 of the M4 and Chippenham railway station.

The internal accommodation is both modern and stylish, and comprises; entrance hall, cloakroom, living room, integrated kitchen / diner with french doors out to the garden, three bedrooms, including the principal bedroom with en-suite shower room and built-in wardrobe, and finally the family bathroom with shower over.

Externally the property benefits from a private, enclosed landscaped rear garden, with rear access, and two off-road parking spaces to the front.

Situation

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; C

Freehold

Mains Gas, Water, Electricity & Drainage

Gas Central Heating

EPC Rating; B

Remaining NHBC Warranty

Rooms

Entrance Hall

Cloakroom

Lounge 14' 5" x 11' 11" max

Kitchen / Diner 15' 7" x 9' 1"

Landing

Bedroom One 11' 11" x 9' 9" max

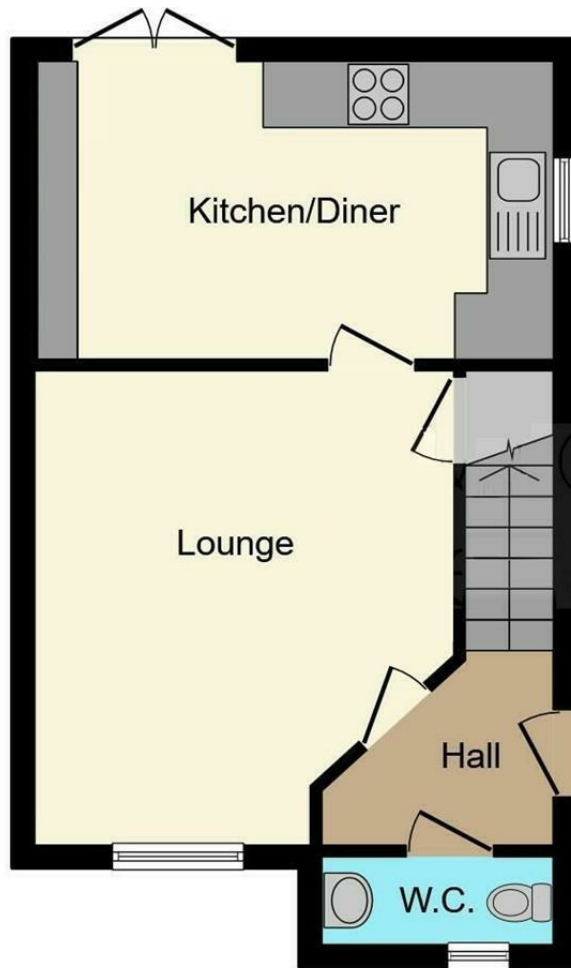
Ensuite

Bedroom Two 7' 7" x 9' 2"

Bedroom Three 7' 7" x 6' 3"

Family Bathroom





Ground Floor



First Floor

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.