

for sale

£250,000



## Fortune Way Chippenham SN15 3UW

A well-presented two-bedroom home situated in the popular residential area of Pewsham, Chippenham. This attractive property offers comfortable and versatile living accommodation, ideal for first-time buyers, small families, or investors.





# Fortune Way Chippenham SN15 3UW

## Description

A well-presented two-bedroom home situated in the popular residential area of Pewsham, Chippenham. This attractive property offers comfortable and versatile living accommodation, ideal for first-time buyers, small families, or investors.

The ground floor features a welcoming entrance hall leading into a bright and spacious living area, perfect for relaxing or entertaining. To the rear, a thoughtfully designed extension provides additional living space, which can be used as a dining area, family room, or home office, with views over and access to the rear garden. The kitchen is practical and well laid out, offering ample storage and worktop space.



## Ground Floor

### Hallway

Entrance door to front. Stairs to First Floor.

### Lounge

Window to front. TV point. Door to Kitchen. Laminate flooring.

### Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Part tiled walls. Plumbing for washing machine. Further appliance space. Breakfast bar. Window to rear overlooking Conservatory.

### Conservatory

Glazed construction with door to side. Laminate flooring.

## First Floor

### Landing

Stairs from Ground Floor. Doors to all rooms.

### Bedroom One

Window to front.

### Bedroom Two

Window to rear.

## Bathroom

Suite comprising low level WC, wash hand basin and bath. Part tiled walls. Window to rear.

## Outside

### Front

Parking to the front of the property.

### Rear Garden

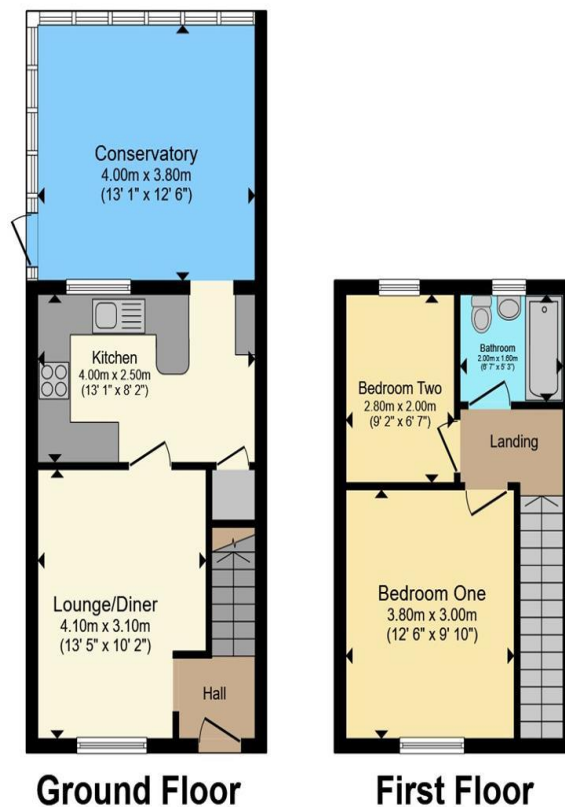
Fully enclosed. Low maintenance and laid to decking - ideal entertaining space.

## Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.







Total floor area 68.8 m<sup>2</sup> (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

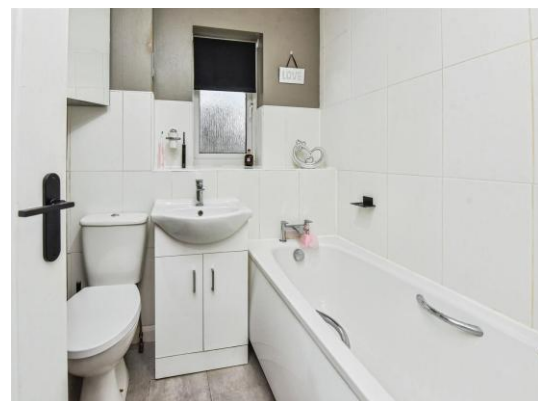
59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306390 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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