



## 11 Webbington Road, Pewsham, Chippenham, Wiltshire, SN15

~~3GB~~  
£240,000

- TWO BEDROOM END OF TERRACE
- PRINCIPLE BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- LOUNGE/DINER WITH DOOR LEADING TO REAR GARDEN
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

# 11 Webbington Road, Chippenham SN15 3GB

Two-bedroom end-of-terrace home, ideally situated on the highly sought-after Pewsham development in Chippenham. Offering well-proportioned living space, modern comforts, and the added benefit of a garage.

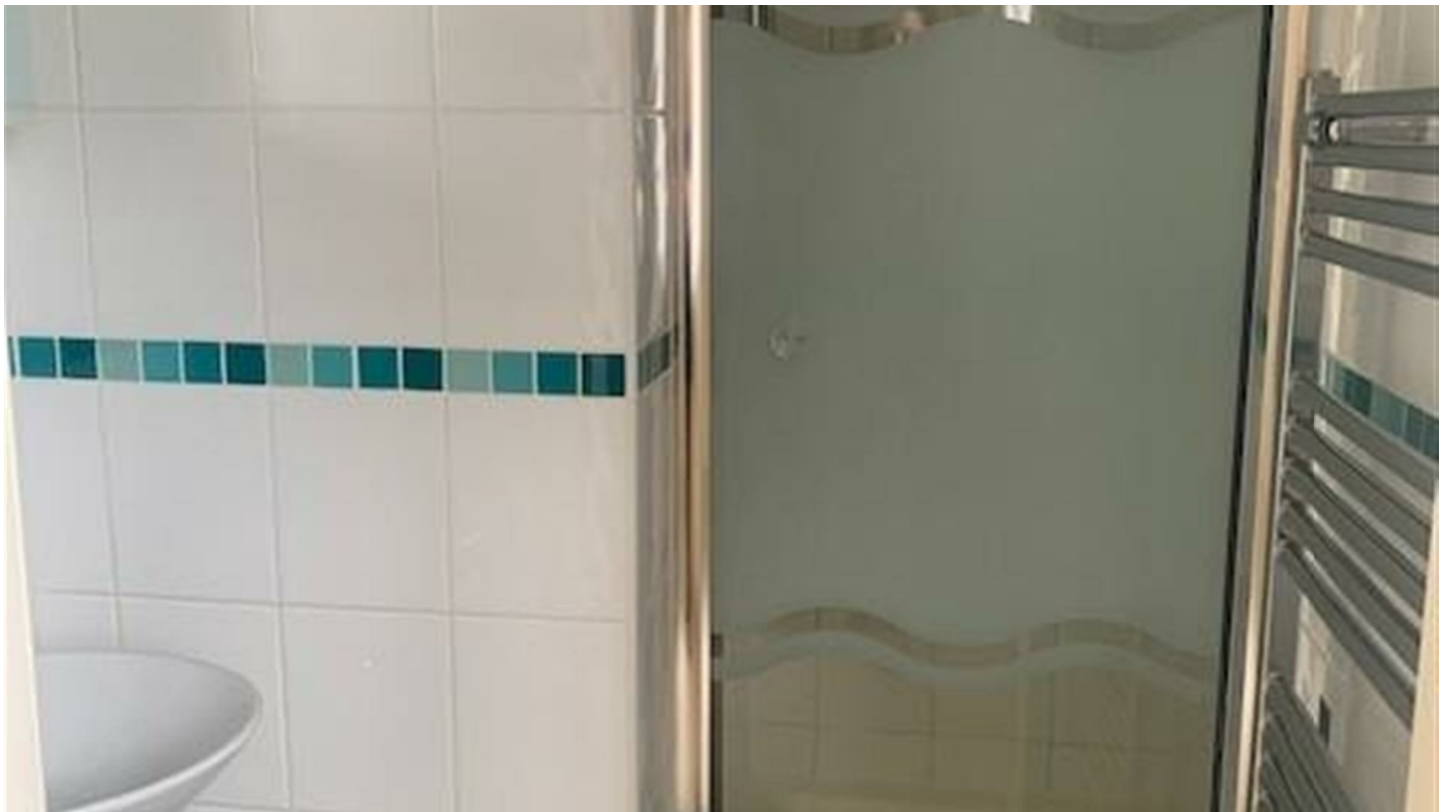
The accommodation comprises; entrance hall, lounge/diner with patio doors opening onto the rear garden — ideal for relaxing or entertaining — and a fitted kitchen. Upstairs, the property features two good-sized bedrooms, including a generous principal bedroom with en-suite shower room, alongside a family bathroom.

Externally, the home enjoys an enclosed rear garden and garage, providing excellent practicality and additional storage.

Conveniently located close to local amenities, schools, and transport links, this attractive home is offered to the market with the added benefit of NO ONWARD CHAIN.



Council Tax Band: B



## Entrance Hall

The entrance area features a white UPVC door with obscured glazing. The space has a white artex ceiling with a small chrome spotlight fitting, and the walls are finished in a light cream tone with white skirting. A panel radiator provides heating, and the floor is laid with a green fleck carpet.

## Lounge

The room has a white gloss internal door with a brass handle. The ceiling is finished in white artex, and the lighting consists of two brass spotlight fittings. The walls are painted cream with white skirting. There is a white UPVC window and a matching back door. Heating is provided by two white panel radiators, and the floor is laid with a beige carpet.

## Kitchen

The room has a white panel door with a brass handle and a smooth white emulsion ceiling. Lighting is provided by a chrome wavy fitting with four spotlights. The walls are painted cream with white gloss skirting, and there are patterned tiles in black, white and orange. A white UPVC window faces the garden. A white panel radiator is installed, and the floor is finished with beige ceramic tiles.

The kitchen units are white gloss with chrome handles, including a mix of wall and base cupboards and a set of drawers. The worktop is a beige mottled laminate, and the stainless-steel sink has a single bowl and drainer.

An understairs cupboard is accessed through a matching white door and contains shelving.

## Stairs and Landing

### Bedroom One

The room features a white gloss panelled door, the ceiling is finished in white artex emulsion, complemented by cream emulsion walls and white gloss skirting boards. A white UPVC double glazed window. Heating is via a panelled white radiator, while the floor is finished with a beige carpet.

### Ensuite

The bathroom is accessed via an archway from the lounge and features a white suite comprising a sink with chrome mixer tap and a shower enclosure with chrome fittings. The walls are fully tiled in white with a decorative green mosaic border, complemented by green fleck linoleum flooring. Additional features include a chrome ladder-style towel heater, white artex ceiling, and chrome spotlight fitting.

### Bedroom Two

White artex ceiling, and a beige carpeted floor. Natural light is provided by a white UPVC double glazed window. Additional features include a paneled white radiator and pendant light fitting.

### Bathroom

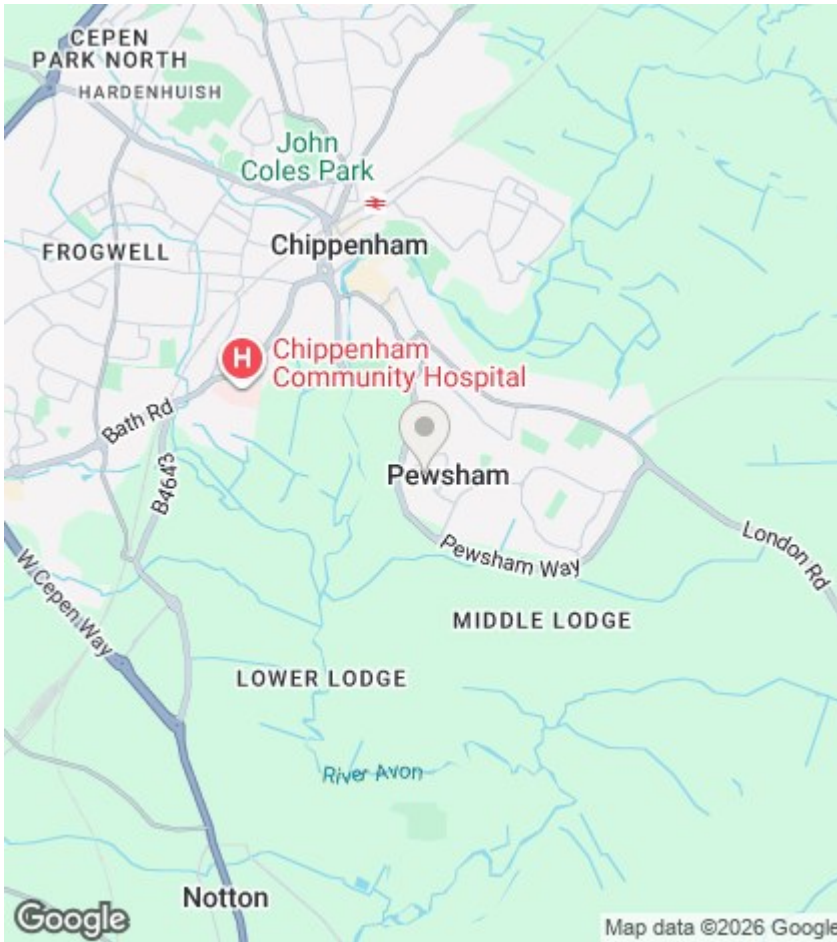
The bathroom features a white suite comprising a pedestal toilet, sink with chrome mixer tap, and bath with shower attachment and striped shower curtain. Walls are fully tiled in white with a decorative green mosaic border, complemented by green fleck linoleum flooring. Additional features include inset ceiling spotlights, a ladder-style towel heater, and an obscured UPVC double glazed window.

### Rear Garden

The rear garden is enclosed by a combination of stone walling and panel fencing, with gated rear access. The outdoor space features a patio area, gravel sections with stepping stone pathway, outside lighting, and an external tap with hose reel.

### Garage

Single garage with up-and-over door and off-road parking available directly in front.



## Directions

## Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

## EPC Rating:

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

