

A three bedroom semi-detached home with generous gardens situated on the western side of town. The accommodation briefly comprises; entrance hall, sitting room, kitchen and dining room to the ground floor. The first floor provides; master bedroom, two further bedrooms and family bathroom. Externally the property features a large and level front garden, side garden with a workshop and an enclosed garden to rear. 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

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 from 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 Hall

With upvc double glazed door & window to front, door to sitting room and kitchen, stairs to first floor landing, under stairs cupboard, radiator, laminate flooring.

##### Sitting Room 4.04m x 3.53m (13'3" x 11'7")

With upvc double glazed sliding patio door to rear garden, door to entrance hall, radiator, laminate flooring.

##### Kitchen 2.72m x 3.05m (8'11" x 10')

With upvc double glazed window to front, doors to entrance hall and dining room, fitted kitchen offering a range of wall and base units, stainless steel sink / drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob, space and plumbing for automatic washing machine, space for fridge / freezer, laminate flooring.

##### Dining Room 2.92m x 2.82m (9'7" x 9'3")

With upvc double glazed window to rear, door to kitchen, radiator, laminate flooring.

#### First Floor

##### Landing

With upvc double glazed window to front, airing cupboard housing the combination boiler, access to loft space, doors to...

##### Master Bedroom 3.53m x 3.18m (11'7" x 10'5")

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

##### Second Bedroom 3.61m x 3.10m (11'10" x 10'2")

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

##### Third Bedroom 2.62m x 2.46m (8'7" x 8'1")

With upvc double glazed window to front, radiator, carpeted flooring.

##### Family Bathroom 2.36m x 1.70m (7'9" x 5'7")

With obscured upvc double glazed window to side and upvc double glazed window to front, fitted with a three piece suite comprising; bath with mixer shower over, vanity wash hand basin and low level w/c, chrome fittings, part tiling, radiator, vinyl flooring.

#### Externally

##### Front Garden

The generous front garden is level and laid to lawn, gated access to side & rear garden, path to front door.

##### Rear & Side Garden

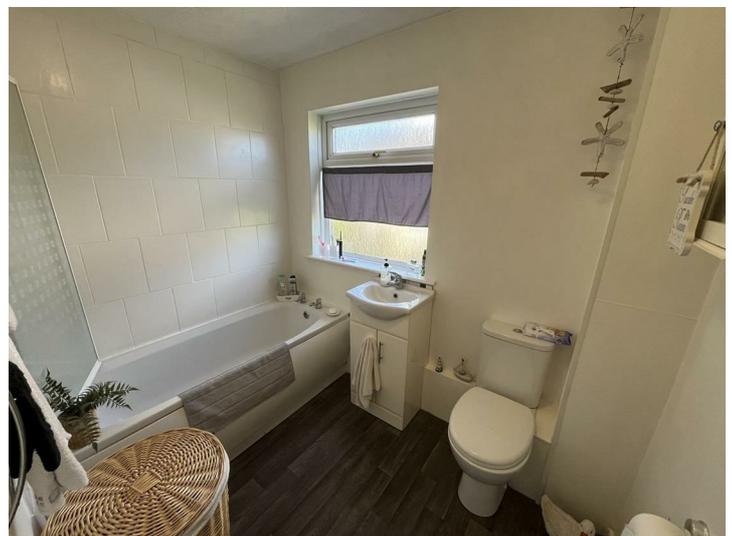
The enclosed rear garden is mainly level with a sunny aspect, patio area, lawn and timber shed, the side garden has a path to the front garden and a brick built workshop.

#### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

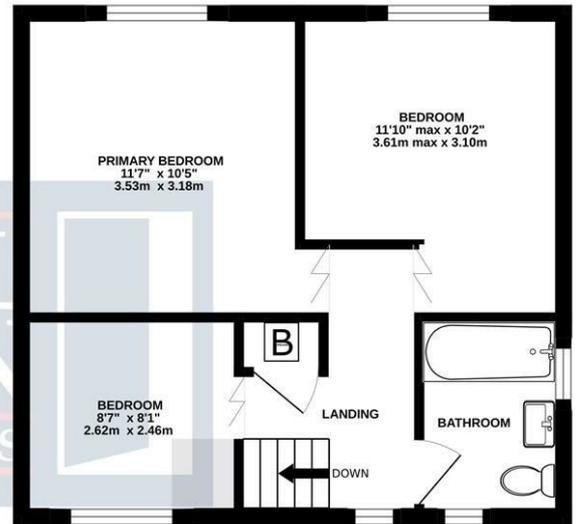
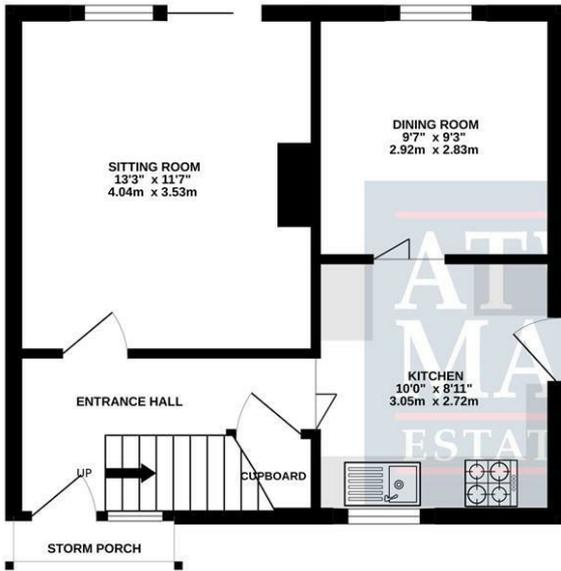
Tenure - Freehold





GROUND FLOOR

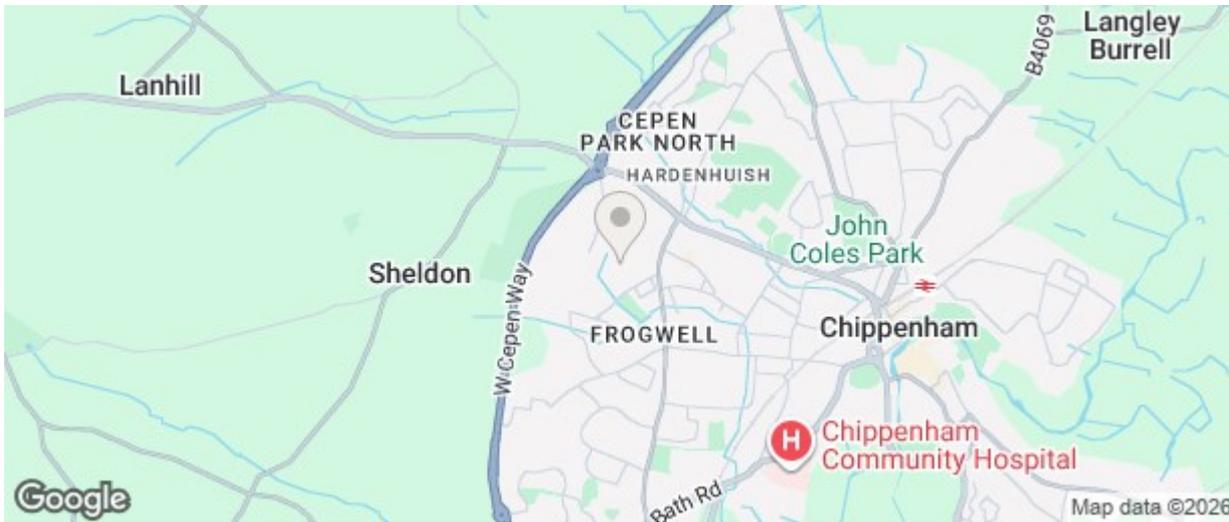
1ST FLOOR



MANOR ROAD, WEST CHIPPENHAM, WILTSHIRE, SN14 0LH



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>  |           | <b>85</b> |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  | <b>67</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              |           |           |
| 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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| (39-54) <b>E</b>  |           |           |
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| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> 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