



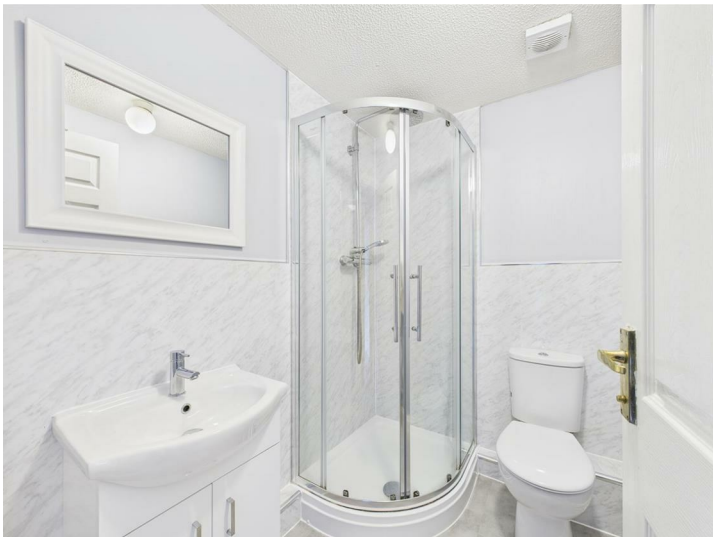
Nestled in the sought-after residential area of Balmoral Close, Chippenham, this modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The good-sized lounge and dining room provide a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The property boasts two bathrooms, including an en suite attached to the main bedroom, ensuring privacy and ease for the household. The thoughtful layout enhances the living experience, making it both functional and inviting.

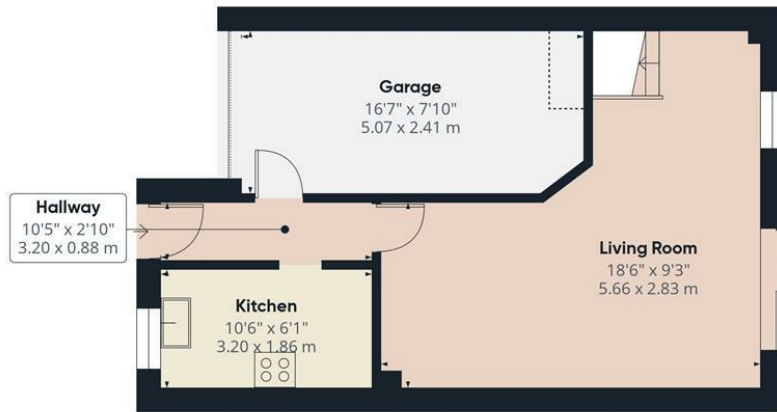
For those with vehicles, the property includes parking, along with a garage, providing ample space for storage.

This home is not just a place to live; it is situated in a popular area of Chippenham, known for its community spirit and accessibility to local amenities. Whether you are looking for a family home or a comfortable retreat, this spacious three-bedroom semi-detached property is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

- Three Bedroom Semi Detached Property
- Kitchen
- Gas Central Heated
- Enclosed Garden to Rear
- Driveway Parking
- Popular Residential Area
- Lounge/Dining Room
- Great Commuter Links
- Integral Garage
- Internal Viewing Highly Recommended







Ground Floor



First Floor

Approximate total area⁽¹⁾

912 ft²
84.7 m²

Reduced headroom

5 ft²
0.5 m²

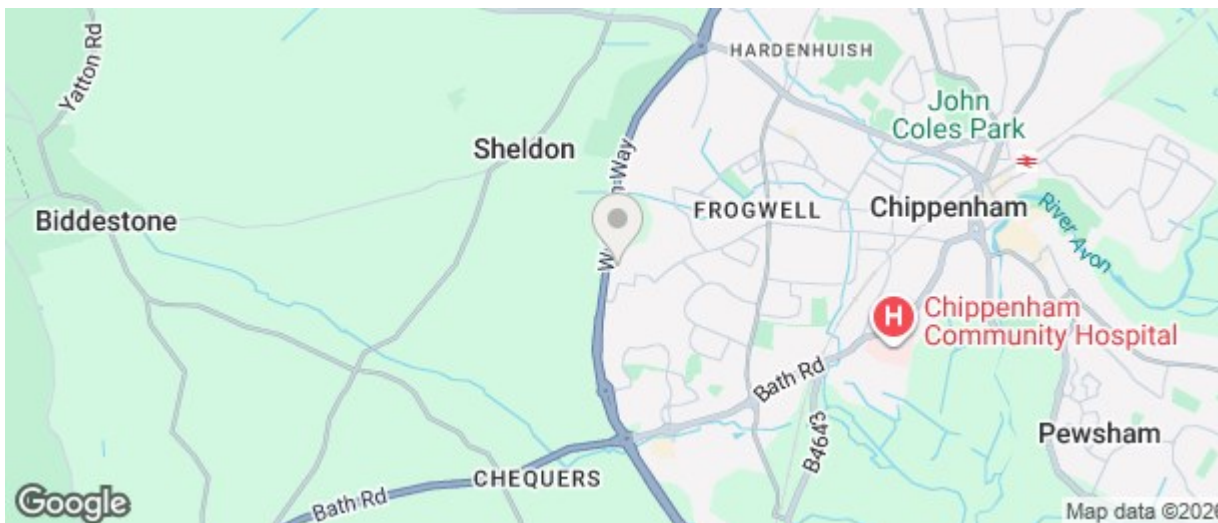
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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