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Culverwell Road, Chippenham

Price Guide £250,000

Nestled in the charming residential area of Culverwell Road, Chippenham, this extended two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a well-thought-out layout, featuring a welcoming lounge that flows seamlessly into a separate dining room, perfect for entertaining guests or enjoying family meals.

The kitchen is functional and well-equipped, while a convenient cloakroom with a shower adds to the practicality of the home. Upstairs, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible.

This property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the front and rear gardens offer outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air. Additionally, the property includes a garage and parking, a valuable asset in this area.

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

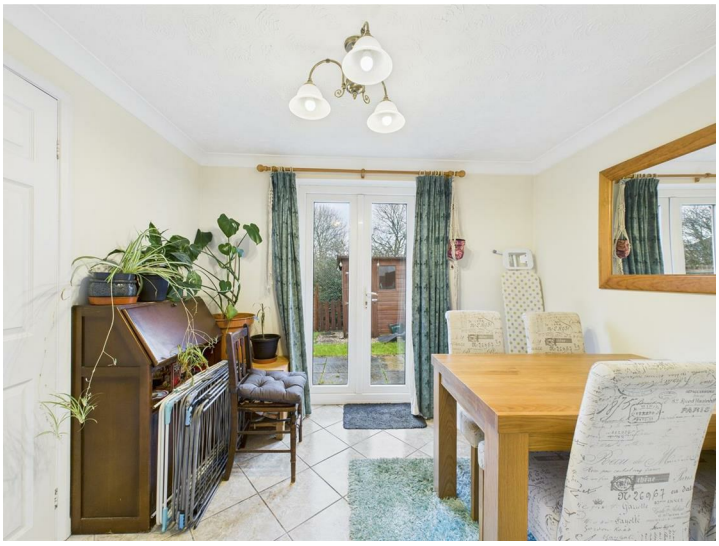
Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly 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.

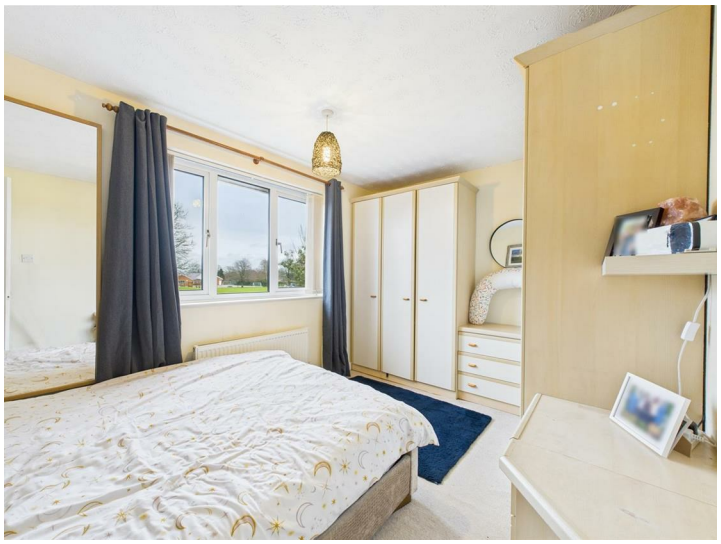
Property Information

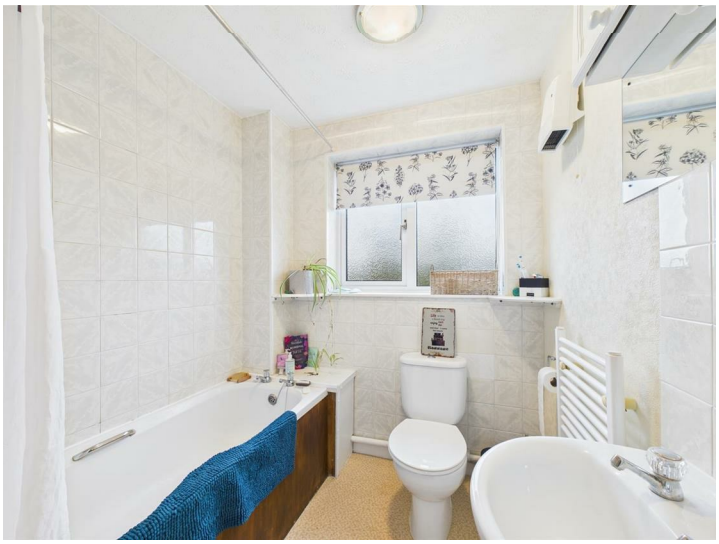
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

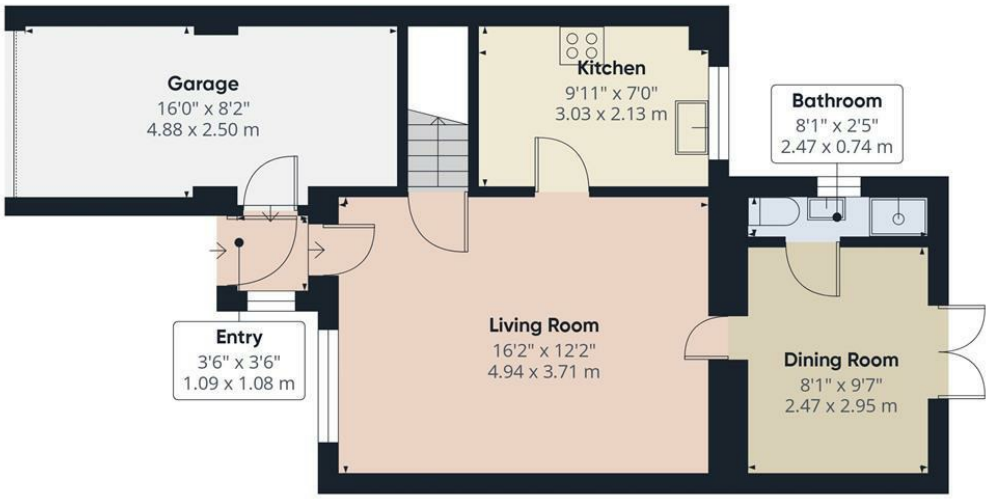
Wiltshire Council Tax - Band x

Tenure - Freehold Leasehold Service Charge - £xxxx.xx Ground Rent - £xxx.xx (for 2021/2022) Length of Lease xxx years from xxxx (xxxx years remaining in 2022)

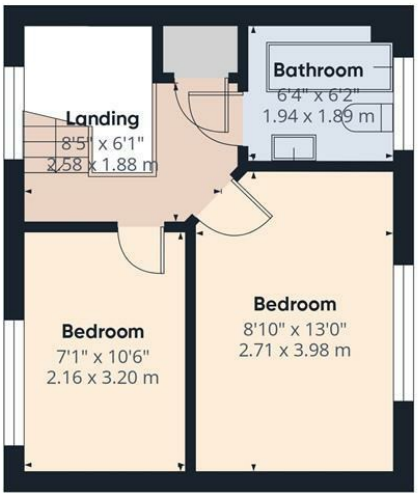








Ground Floor



First Floor

N
W E
S

Approximate total area(1)

801 ft²

74.5 m²

(1) Excluding balconies and terraces

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

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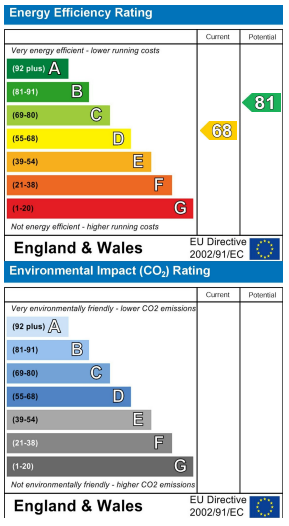

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

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