



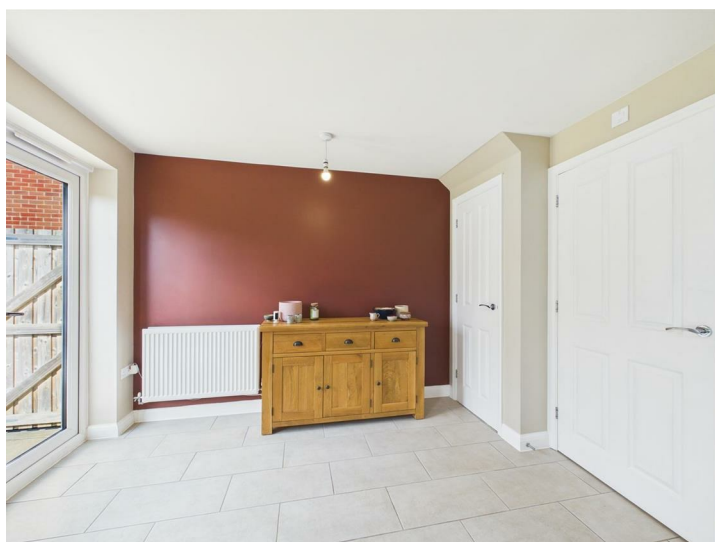
Nestled in the sought-after Gainey Gardens area of Chippenham, this well-presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families and professionals alike, the property boasts a prime location that is particularly advantageous for commuters, ensuring easy access to local transport links.

Upon entering, you are welcomed by a entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/dining room, which provides an inviting space for family meals and gatherings. The property is equipped with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

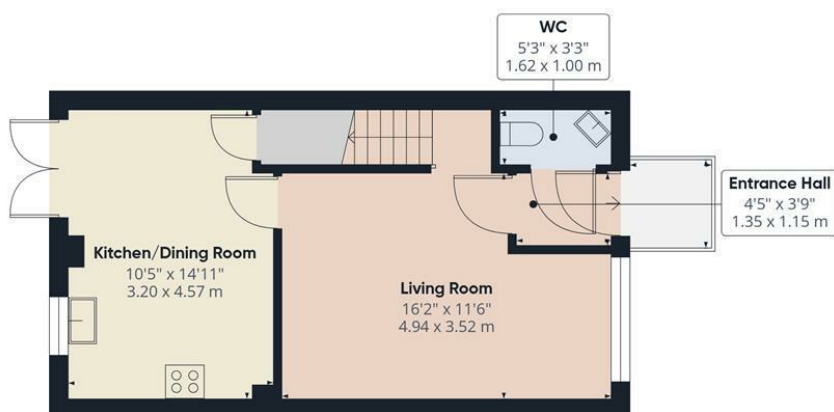
The three well-proportioned bedrooms offer ample space for rest and personalisation, while the bathroom, en-suite and downstairs cloakroom provide convenience for family living. Outside, the good-sized garden presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from parking, making it even more appealing for those with vehicles.

This charming semi-detached house in Gainey Gardens is a wonderful opportunity for anyone looking to settle in a vibrant community with excellent amenities and transport links. Don't miss the chance to make this delightful property your new home.

- Well Presented Three Bedroom Semi Detached
- Cloakroom
- Kitchen/Dining Room
- Upvc Double Glazed and Gas Central Heated
- Parking
- Entrance Hall
- Lounge
- Bathroom and En Suite
- Great for Commuters
- Front and Rear Gardens







Ground Floor



First Floor



Approximate total area⁽¹⁾

772 ft²
71.9 m²

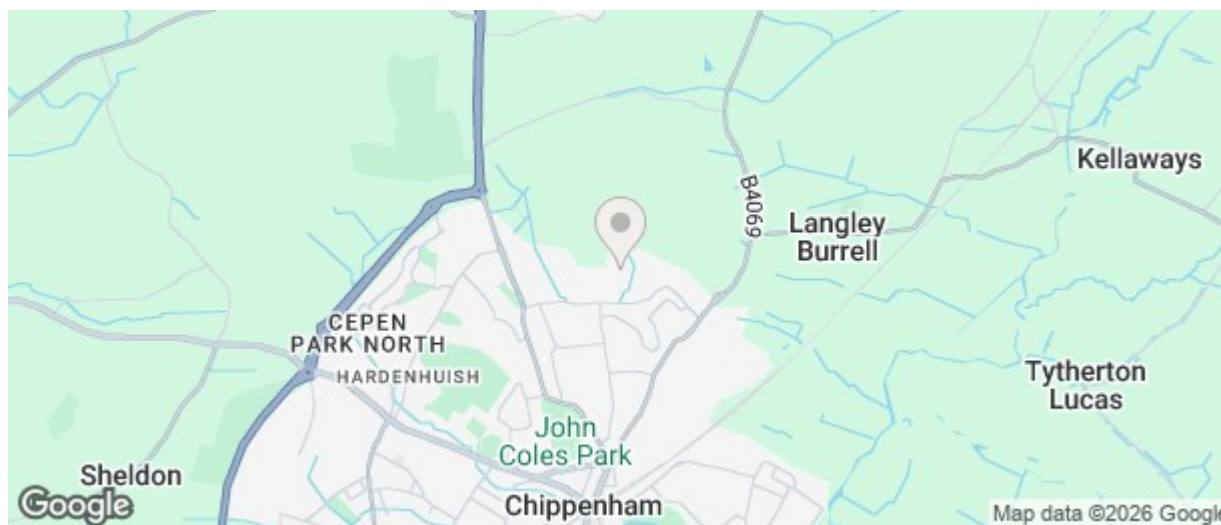
Balconies and terraces

18 ft²
1.7 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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