





Discover the perfect blend of space, convenience and potential in this thoughtfully extended three-bedroom semi-detached home, superbly positioned within an easy stroll of the town's mainline rail station, local schools and a range of amenities.

The inviting ground floor features a welcoming entrance porch, entrance hall, a convenient downstairs shower room, a bright open-plan sitting and dining area with wood burning stove, ideal for modern living, and a generous kitchen/breakfast room with vaulted ceiling offering plenty of room for family gatherings.

Upstairs, you'll find a landing area, three bedrooms and a contemporary family bathroom.

Outside, the property continues to impress with ample off-road driveway parking, a detached larger-than-average garage/workshop, and both front and private rear gardens—perfect for entertaining or relaxing on the patio area in the landscaped garden. 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 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

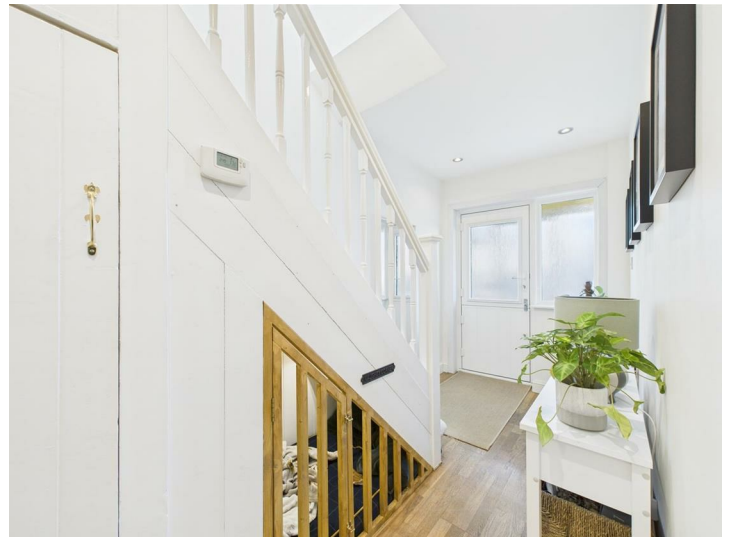
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Property Information

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

Wiltshire Council Tax - Band C

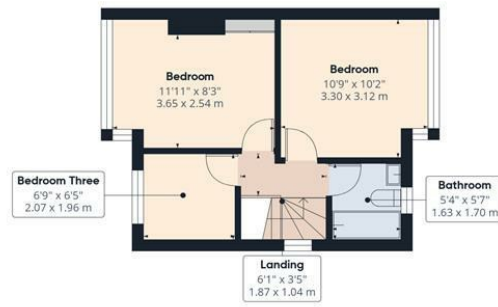
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

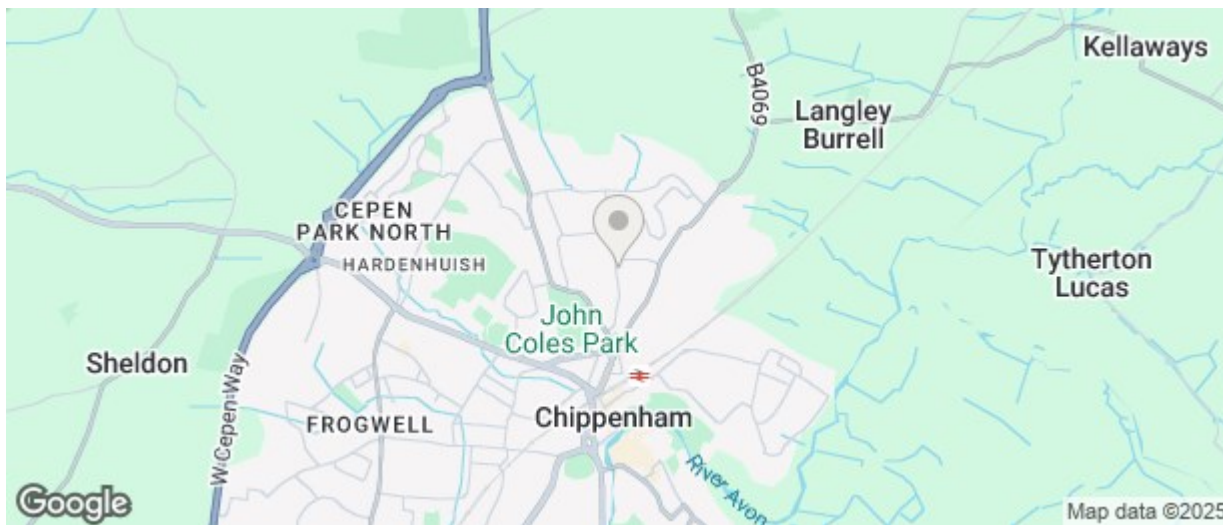
1058 ft<sup>2</sup>

98.4 m<sup>2</sup>

(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		
(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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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