



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.

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.

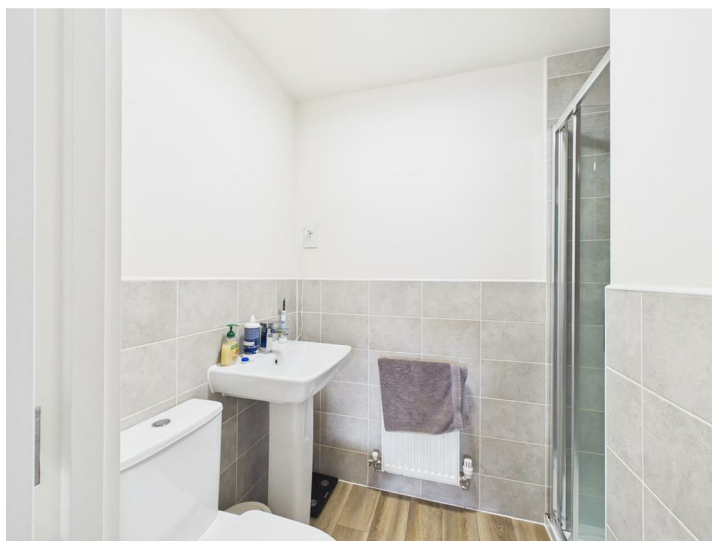
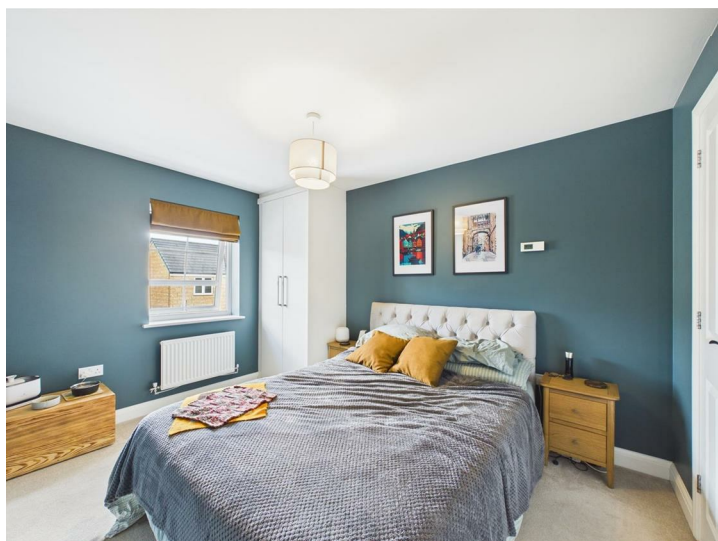
Property Information

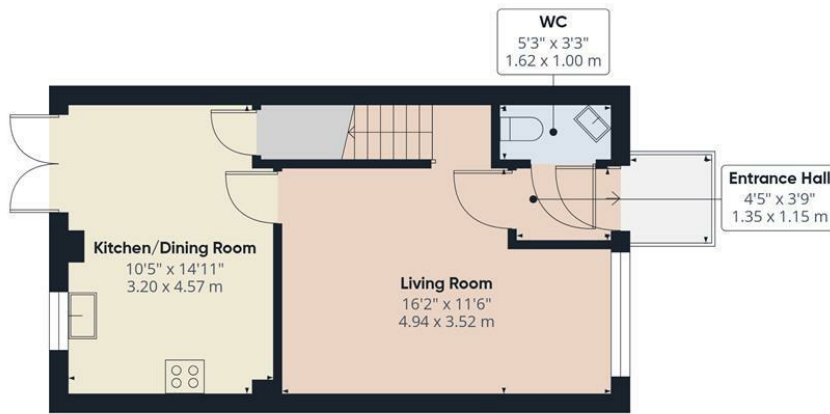
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold, Estate Service Charge - £TBC







Ground Floor



First Floor



Approximate total area⁽¹⁾

772 ft²
71.9 m²

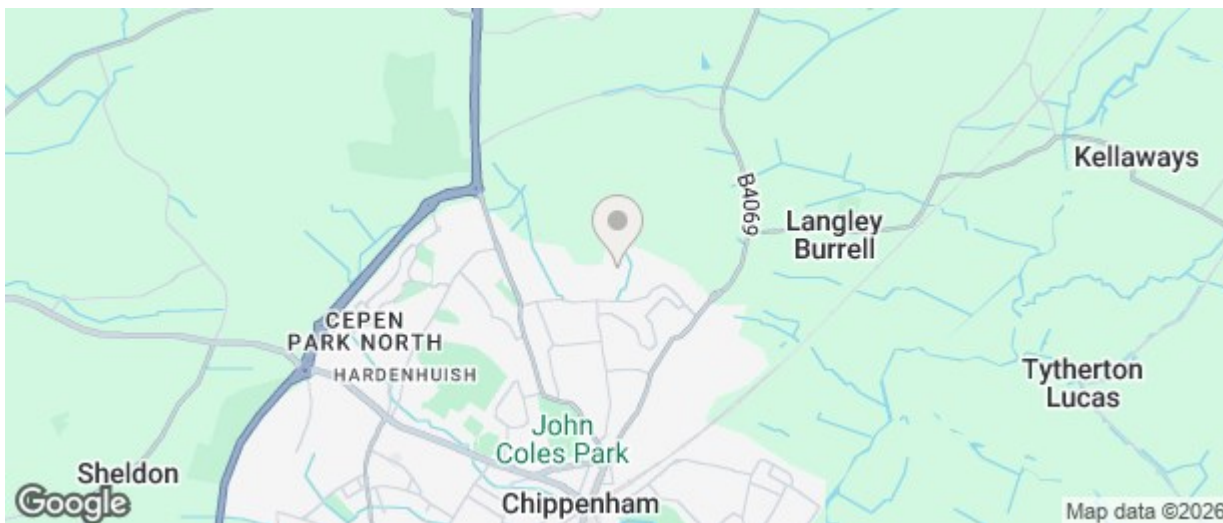
Balconies and terraces

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		96
(81-91) B		84
(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 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 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