



Nestled in the charming area of Oaklands, Chippenham, this well-presented semi-detached house offers a delightful blend of space and comfort. Boasting four generously sized bedrooms and two bathrooms, this property is perfect for families or those seeking extra room for guests or a home office.

The accommodation is both spacious and flexible, featuring three inviting reception rooms that can be tailored to suit your lifestyle needs, whether it be a cosy living area, a formal dining space, or a playroom for children. The extended layout ensures that every corner of the home is utilised effectively, providing a warm and welcoming atmosphere.

Conveniently located, this property is ideal for commuters, as it is just a short distance from the train station and the bustling town centre, making daily travel a breeze. The good-sized plot includes parking for up to two vehicles, a garage, and a beautifully maintained garden that is well-stocked with a variety of plants, perfect for those who enjoy outdoor living or gardening.

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

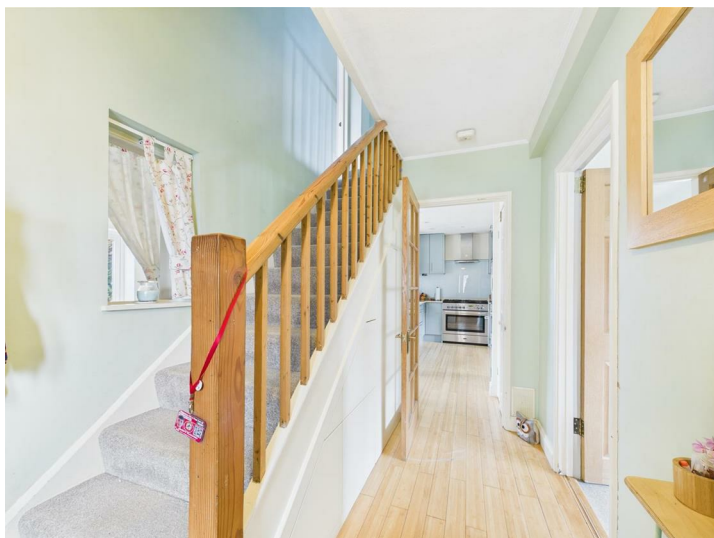
Situation - Chippenham

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.

Accommodation

With approximate measurements the accommodation comprises:







Ground Floor



First Floor

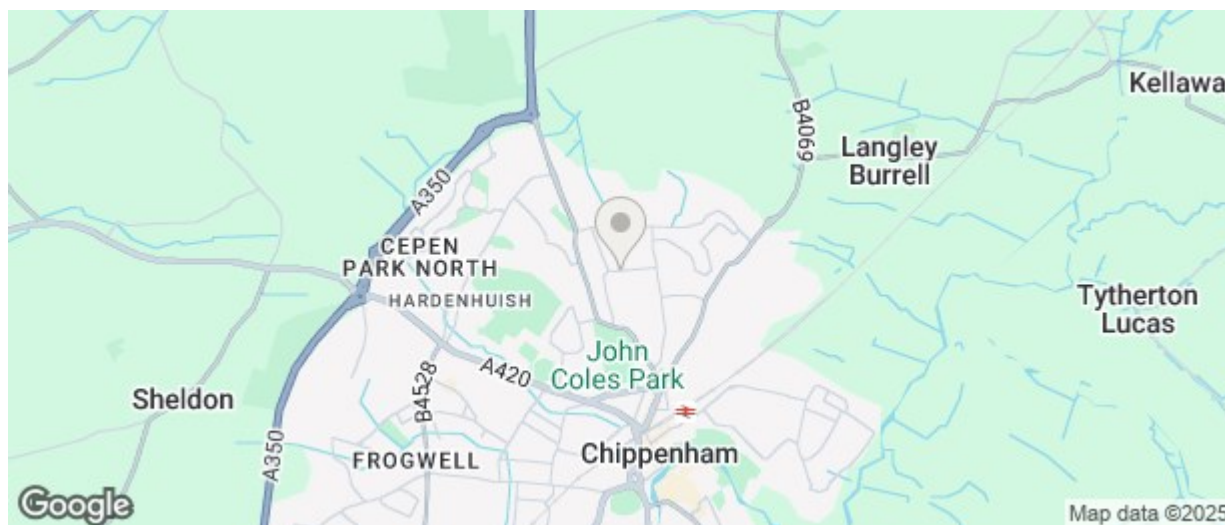


Approximate total area⁽¹⁾
 1437 ft²
 133.6 m²

(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 | | |
| (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 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