OVER 30 YEARS OF MOVING PEOPLE

ATWELL MARTIN
ESTATE AGENTS

Gainey Gardens, Chippenham

Price Guide £317,500

THREE DOUBLE BEDROOMS

Built in 2021 and benefiting from the remainder of the NHBC new build warranty, this well-presented semi-detached home is ideally located approximately 3.2 miles from Junction 17 of the M4 motorway.

Arranged over three floors, the accommodation comprises an entrance porch, spacious lounge, downstairs cloakroom, and a modern kitchen/dining room featuring French doors opening onto the rear garden. The first floor offers two well-proportioned double bedrooms and a contemporary family bathroom, while the top floor is dedicated to the principal bedroom, complete with fitted wardrobes and an en suite shower room.

Externally, the property boasts a generous rear garden with patio area, garden shed, and gated access to the driveway, which provides off-road parking for two vehicles. With NO ONWARD CHAIN 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

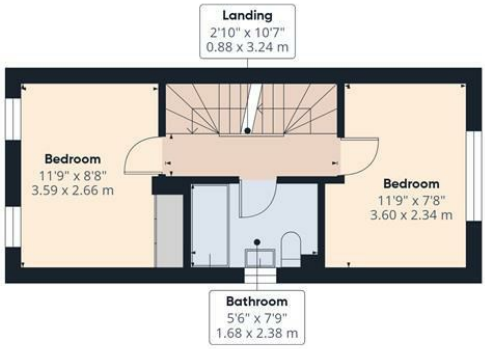
Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three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

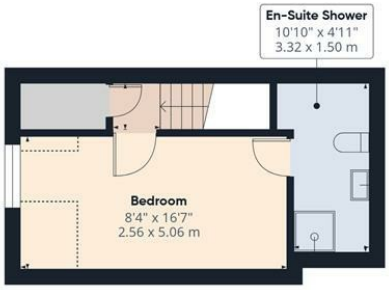
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold with an estate charge of £200 per year



First Floor



Second Floor

Approximate total area(1)

848 ft²

78.8 m²

Balconies and terraces

14 ft²

1.3 m²

Reduced headroom

16 ft²

1.5 m²

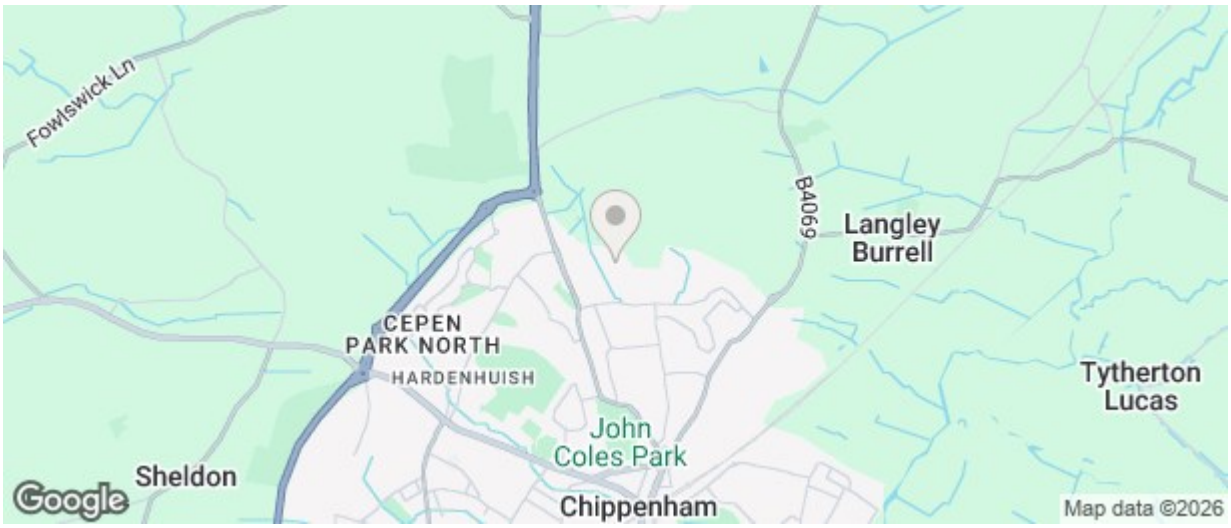
(1) Excluding balconies and terraces

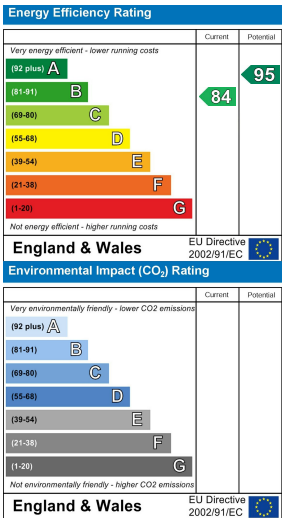
Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





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

chippenham@atwellmartin.co.uk

Tel: 01249 447777