



A three bedroom semi-detached home with generous gardens situated on the western side of town. The accommodation briefly comprises; entrance hall, sitting room, kitchen and dining room to the ground floor. The first floor provides; master bedroom, two further bedrooms and family bathroom. Externally the property features a large and level front garden, side garden with a workshop and an enclosed garden to rear. An internal viewing is highly recommended.

- Three Bedroom Semi-Detached House
- Walking Distance to Shops & Schools
- Sitting Room, Dining Room & Kitchen
- Enclosed Rear Gardens with Workshop

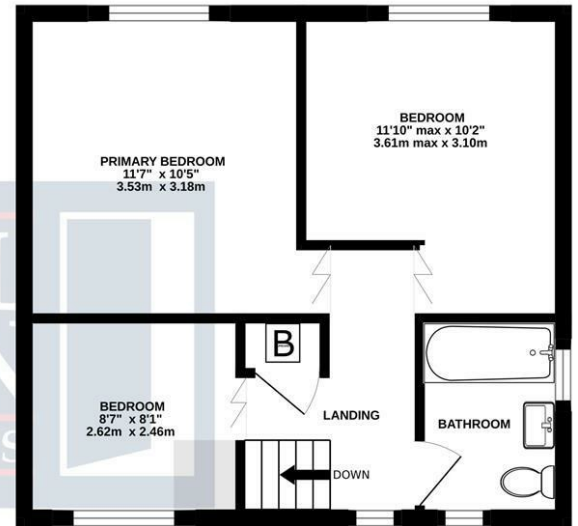
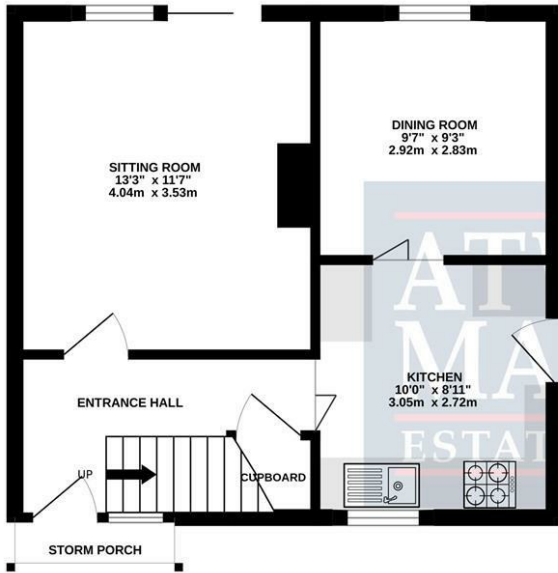
- Western Side of Town
- Large & Level Front Gardens
- Refitted Family Bathroom
- Internal Viewing Highly Recommended





GROUND FLOOR

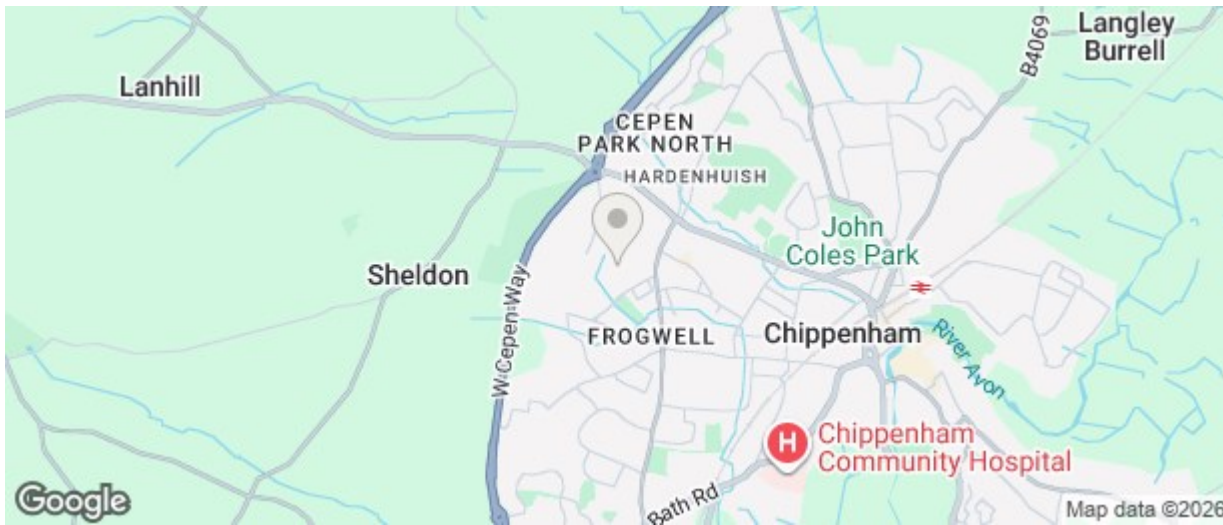
1ST FLOOR



MANOR ROAD, WEST CHIPPENHAM, WILTSHIRE, SN14 0LH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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