



Nestled in the charming residential area of Monkton Park, this delightful one-bedroom terraced house on Darcy Close offers a perfect blend of comfort and convenience. Situated at the end of a quiet cul-de-sac, this property provides a peaceful retreat while remaining close to local amenities.

Upon entering, you are welcomed into a cosy lounge/kitchen area that serves as an ideal space for relaxation or entertaining guests. The property benefits from UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the well-maintained gardens provide a lovely outdoor space, perfect for enjoying the fresh air or tending to your plants. Additionally, the property includes parking, adding to the convenience of this charming home.

This terraced house is an excellent opportunity for first-time buyers or those looking to downsize, offering a low-maintenance lifestyle in a sought-after location. With its appealing features and proximity to local parks and amenities, this property is sure to attract interest. Do not miss the chance to make this delightful home your own.

## 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 - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s bungalows to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the towns mainline rail links to London (Paddington), there

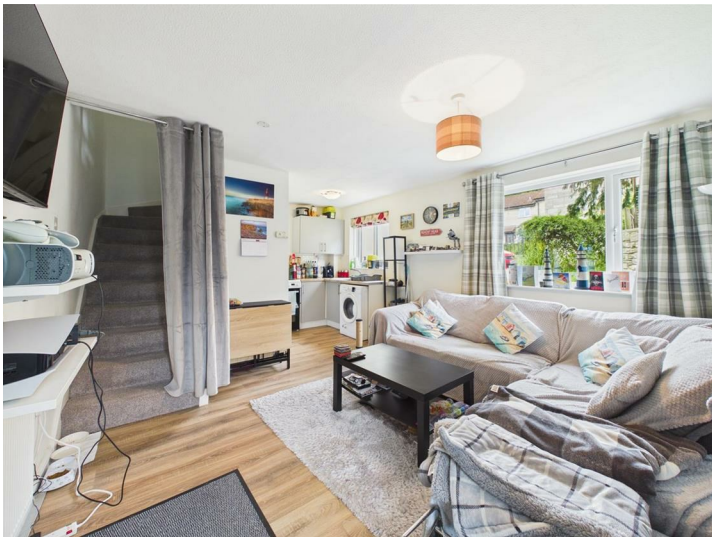
are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

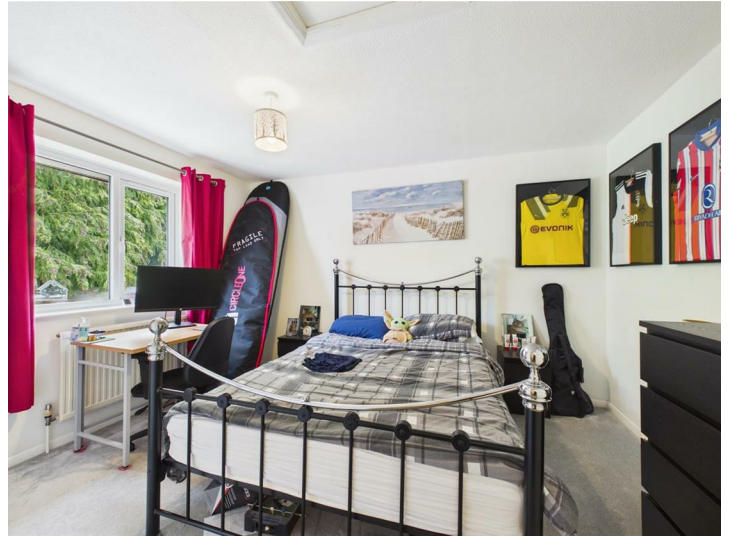
## Property Information

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

Wiltshire Council Tax - Band A

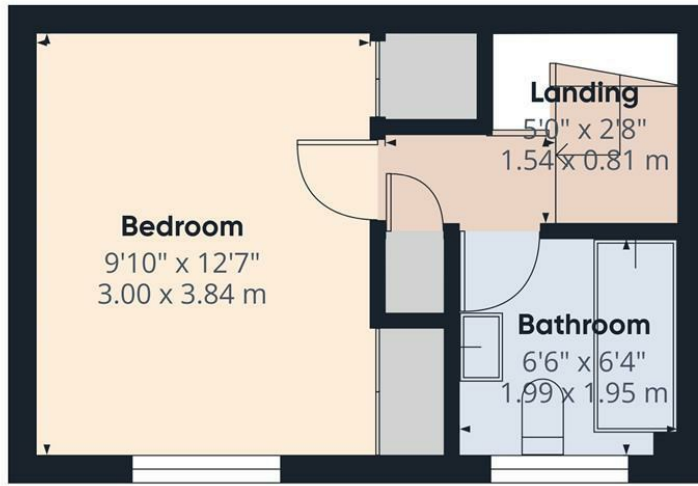
Tenure - Freehold







Ground Floor



First Floor



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

436 ft<sup>2</sup>

40.4 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		91
(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