

Nestled in the sought-after residential area of Chippenham, this charming two-bedroom coach house on Middlefield Road offers a delightful living experience. The property features a spacious lounge and dining area, perfect for both relaxation and entertaining guests. The double-glazed windows ensure a warm and inviting atmosphere, while the electric heating provides comfort throughout the seasons.

The well-appointed kitchen and bathroom add to the convenience of this lovely flat, making it an ideal choice for individuals or small families. With parking available, including a garage, you will find ample space for your vehicle and additional storage needs.

This property is not only a comfortable home but also benefits from its prime location, providing easy access to local amenities and transport links. Whether you are looking to invest or seeking a new place to call home, this coach house presents a wonderful opportunity in a vibrant community. Don't miss the chance to make this delightful property 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 - 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

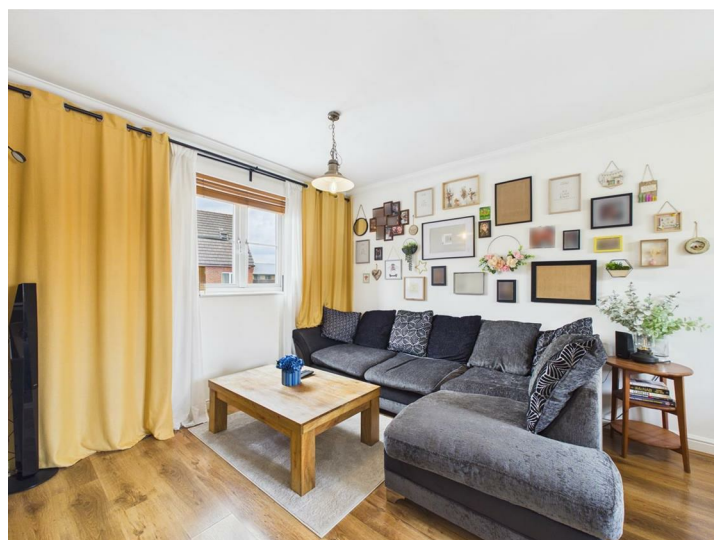
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

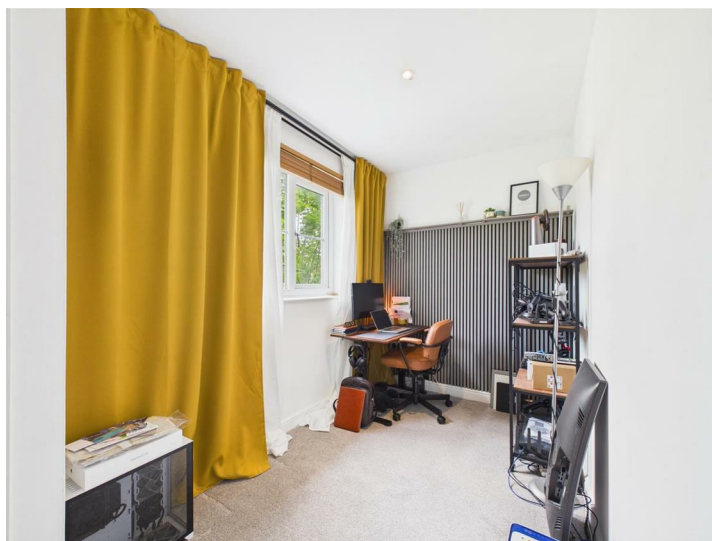
Property Information

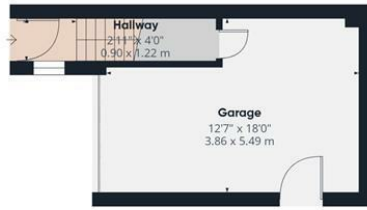
Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - Ground Rent - Combined £324 every six months.



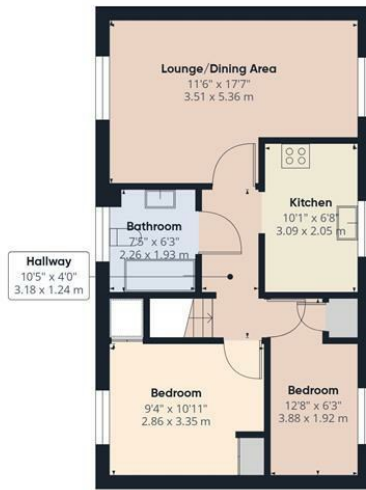




Ground Floor

Approximate total area⁽¹⁾

755 ft²
70.1 m²

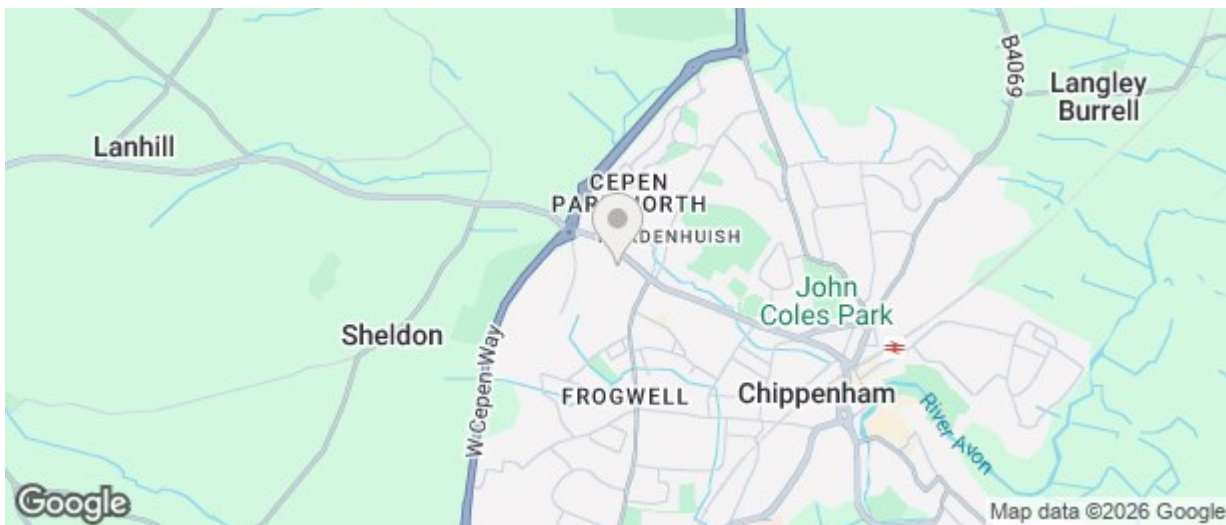


First Floor

(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.

GIRAFFE 360



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		
65		75
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