



Nestled in the popular residential area of Willowbank, Chippenham, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers or those seeking a buy to let. The property boasts a well-designed layout, featuring a welcoming reception room that serves as the perfect space for relaxation and entertaining.

The house is equipped with double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. The ground floor is particularly convenient, as it includes a bedroom and an en suite, providing added privacy and ease of access.

The second bedroom offers ample space for guests or family, making this home versatile for various living arrangements. Outside, the property benefits from a garden, ideal for enjoying the fresh air or hosting summer gatherings.

Located in a popular area, this home is well-connected with excellent commuter links, making it an ideal choice for those who travel for work or leisure. With its combination of comfort, convenience, and charm, this end terrace house in Willowbank is a wonderful place to call home.

## 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

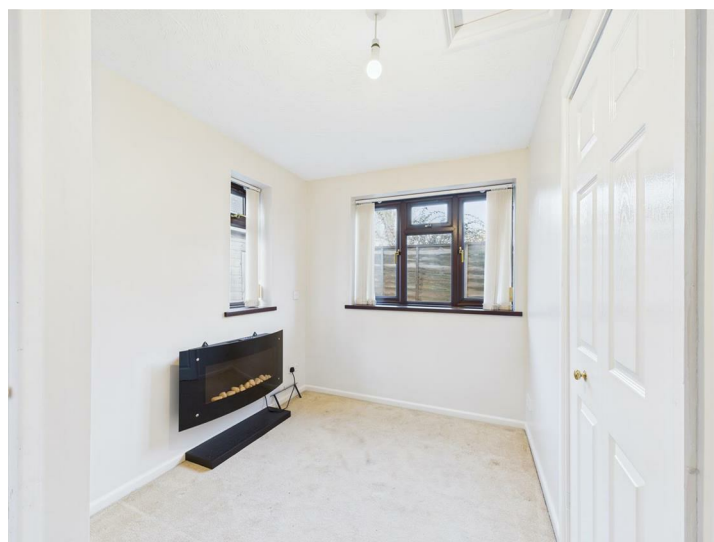
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Property Information

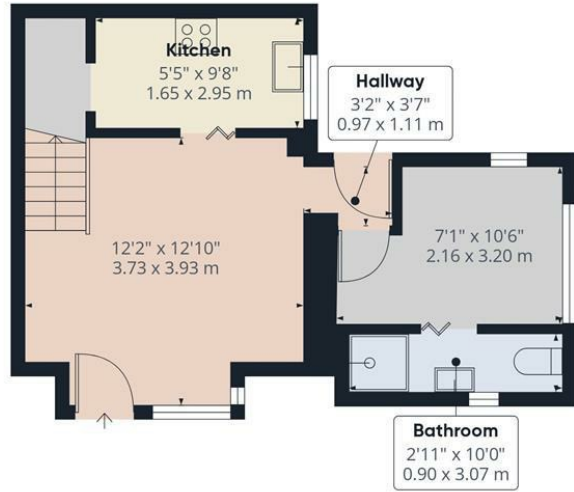
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

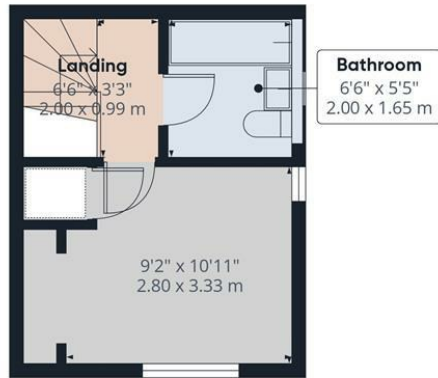
Tenure - Freehold







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
497 ft<sup>2</sup>  
46 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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