



A modern and well-presented three-bedroom end-of-terrace home with garage and landscaped rear garden, ideally located within the sought-after Cepem Park North development. The property offers excellent access to the M4 motorway, A4 and A420, as well as the town centre and mainline railway station.

The accommodation is arranged over two floors and is both spacious and light throughout. The ground floor comprises an inviting entrance hallway, a downstairs cloakroom, and a generous living room featuring a square bay window to the front with stairs rising to the first floor. To the rear is an open-plan kitchen/dining room, complete with sliding doors opening directly onto the landscaped garden—ideal for modern family living and entertaining.

On the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, along with a contemporary family bathroom.

Externally, the rear garden has been thoughtfully landscaped and is perfect for entertaining, featuring a large composite decking area with steps leading down to an artificial lawn. Gated side access leads to the single garage, with

## 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 C

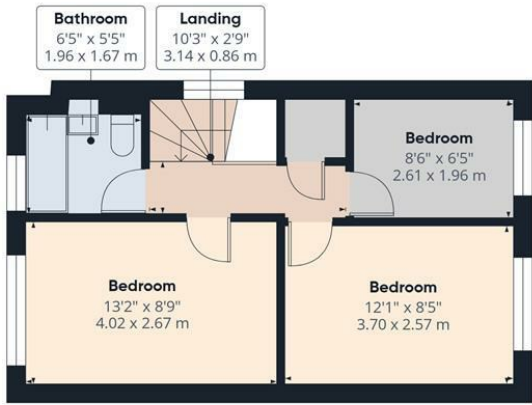
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 906 ft<sup>2</sup>  
 84.2 m<sup>2</sup>

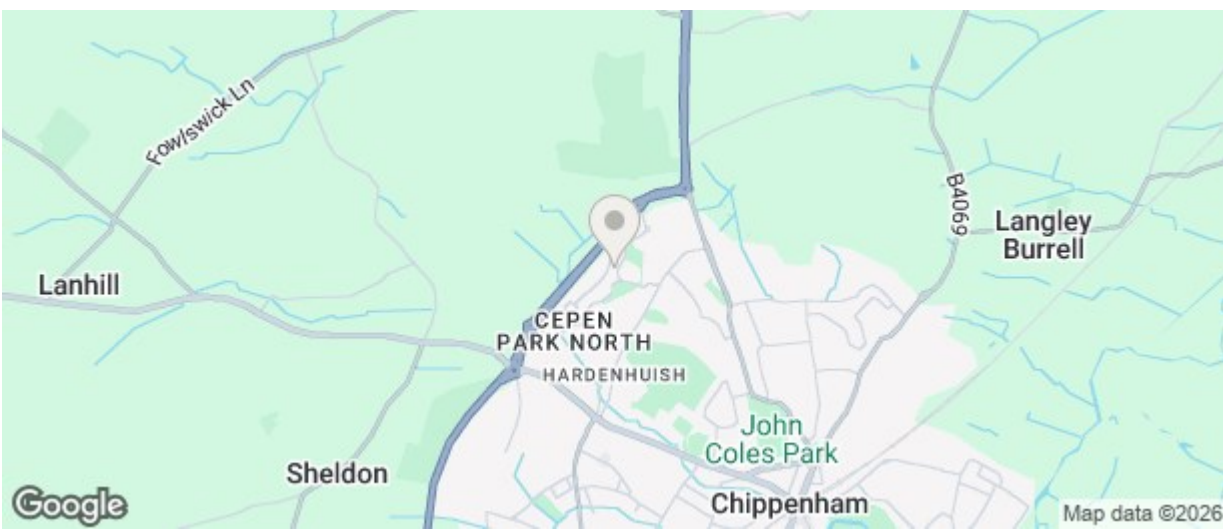
**Reduced headroom**  
 9 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>70</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>		
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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