



Nestled in the sought-after residential area of Oak Road, Chippenham and with NO ONWARD CHAIN, this spacious four-bedroom detached house presents an excellent opportunity for families seeking comfort and convenience. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The modern kitchen is well-proportioned and overlooks the rear garden, allowing for a delightful view while preparing meals. This space is designed to cater to the needs of contemporary living, making it a joy to cook and gather with loved ones. The house features bathroom, plus a stylish en suite, ensuring ample facilities for the entire household.

The property also includes a garage and parking space for up to three vehicles, providing convenience for families with multiple cars or guests.

This charming home is not only well-equipped but is also situated in a popular area, making it an ideal choice for those looking to settle in a vibrant community. Whether you are a growing family or simply seeking more space, this detached house on Oak Road is sure to meet your needs and exceed your expectations.

## 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

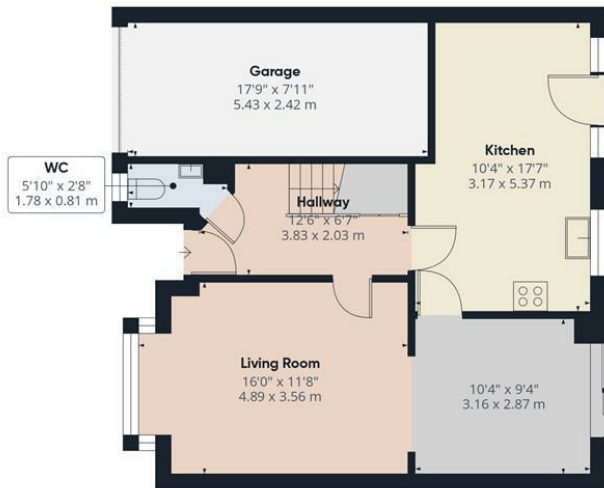
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

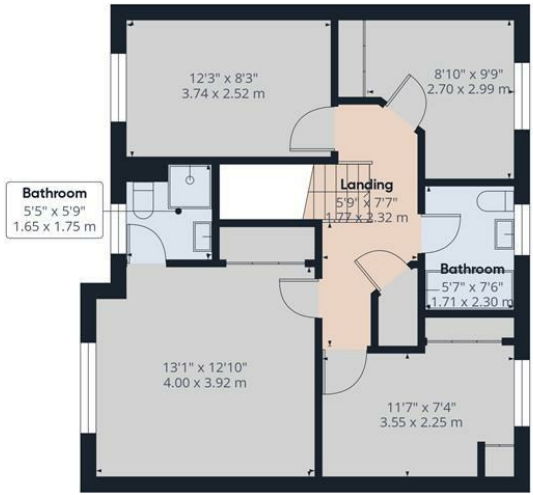
Tenure - Freehold







Ground Floor



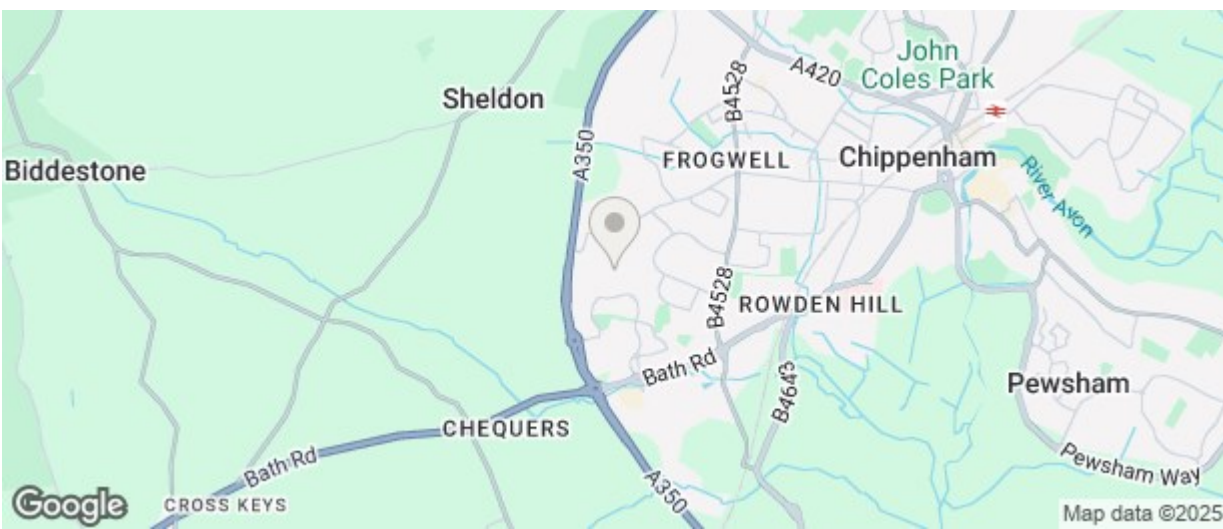
First Floor

Approximate total area<sup>(1)</sup>  
1289 ft<sup>2</sup>  
119.7 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		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
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		
(55-64) 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