





Nestled in the charming area of Ascot Close, Chippenham, this delightful three-bedroom end terrace house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a entrance hall and spacious lounge/dining room, ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts.

The property boasts three bedrooms, making it suitable for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features a garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, there is parking available for two vehicles, a valuable asset in this desirable location.

This home is not only practical but also well-positioned, offering easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this charming house your new 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 - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

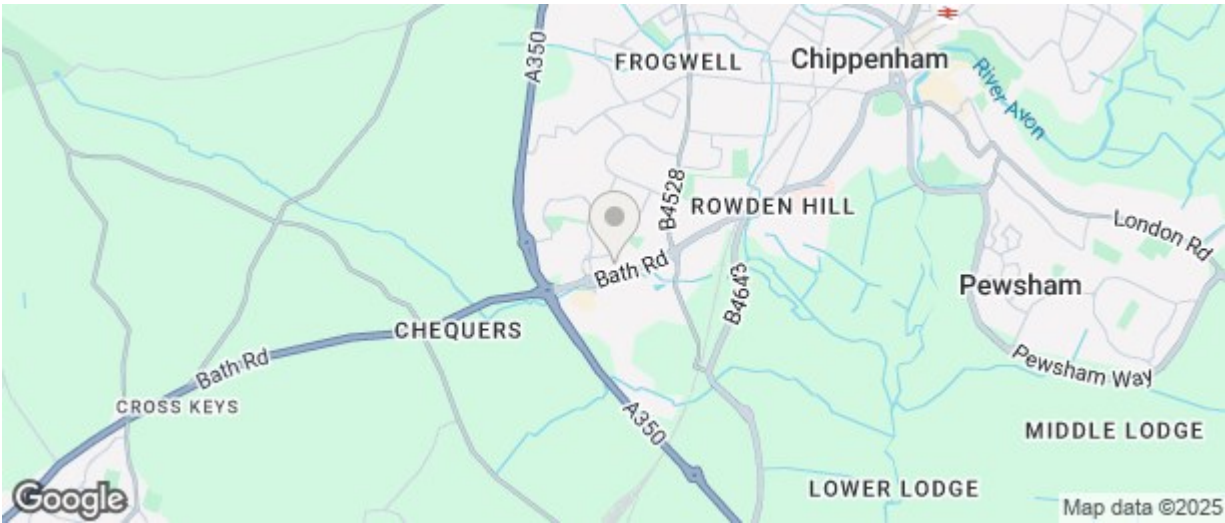
Tenure - Freehold











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & WalesEU 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