





Situated within the desirable village of Luckington, this well-presented modern end-terrace home occupies a pleasant position on the popular Avon Rise development. Offering approximately 1,008 sq ft of thoughtfully arranged accommodation, the property combines contemporary living with practical family space.

The ground floor features two generous reception rooms, providing flexible areas for both everyday living and entertaining, complemented by a well-equipped kitchen designed to meet modern needs. An entrance porch adds everyday practicality, offering useful storage for coats and footwear.

Upstairs, the property benefits from three well-proportioned bedrooms and a modern family bathroom, making it well suited to families, first-time buyers, or those seeking additional space for home working.

Externally, the home enjoys both front and rear gardens, providing attractive outdoor areas ideal for relaxation or socialising. Set within a peaceful village environment yet conveniently positioned for local amenities, this property presents an excellent opportunity to enjoy comfortable modern living in a highly regarded location.

## 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

## Discover Life in Luckington

Luckington is a charming Cotswold village offering the perfect blend of rural tranquillity and strong community spirit. Surrounded by beautiful countryside and classic rolling landscapes, the village is known for its attractive stone cottages, historic buildings and peaceful setting.

Despite its traditional feel, Luckington is well equipped for everyday life, with a village shop and post office, a welcoming pub, a primary school,

village hall and playing fields.

Community events and local groups help create a friendly, connected atmosphere that appeals to families, downsizers and those seeking a slower pace of life.

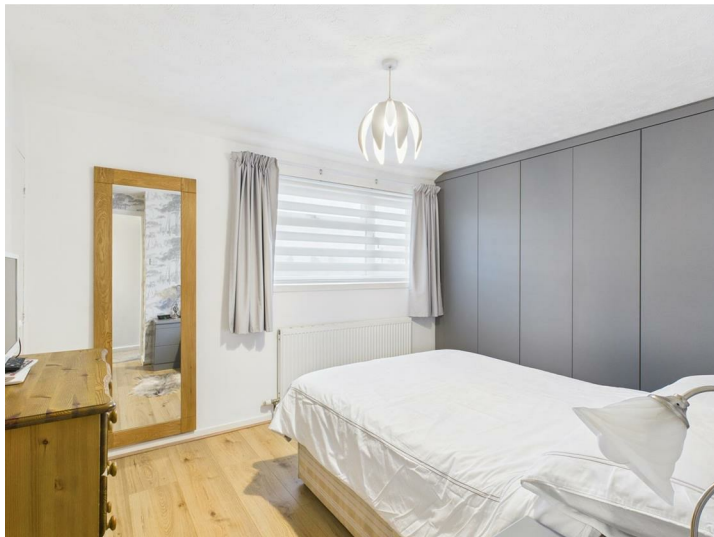
With scenic walks and country lanes on the doorstep, and nearby towns easily reached by car, Luckington offers idyllic village living without feeling isolated — a wonderful place to settle and call home.

## Property Information

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

Wiltshire Council Tax - Band C

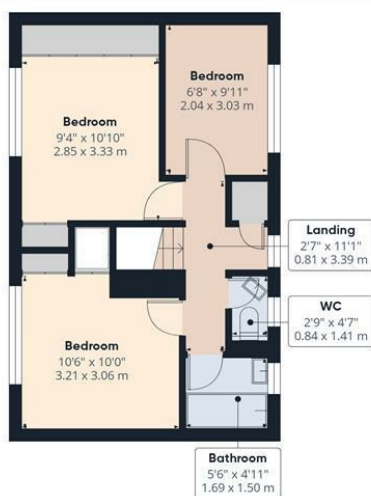
Tenure - Freehold







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**  
1008 ft<sup>2</sup>  
93.5 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-38) 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