



Nestled in the desirable residential area of Assart Way, Chippenham, this beautifully presented three-bedroom detached house is a true gem. Set on a generous corner plot, the property boasts a lovely large garden, perfect for outdoor entertaining or simply enjoying the sunshine.

Upon entering, you are welcomed into a sunny lounge that exudes warmth and comfort, making it an ideal space for relaxation or family gatherings. The modern kitchen is well-equipped and designed for both functionality and style, ensuring that meal preparation is a delight. The property also features two well-appointed bathrooms, including an en suite, providing convenience for family living.

With a downstairs cloakroom, this home is designed with practicality in mind, catering to the needs of modern life. The accommodation is complemented by parking for two cars, adding to the ease of living in this charming residence.

Situated within a popular area, residents will benefit from easy access to local amenities and commuter routes, making it an excellent choice for families and professionals alike. This delightful home offers a perfect blend of comfort, style, and convenience, making it a must-see for anyone looking to settle in Chippenham.

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, Electric Gas Central Heating

Wiltshire Council Tax - Band D

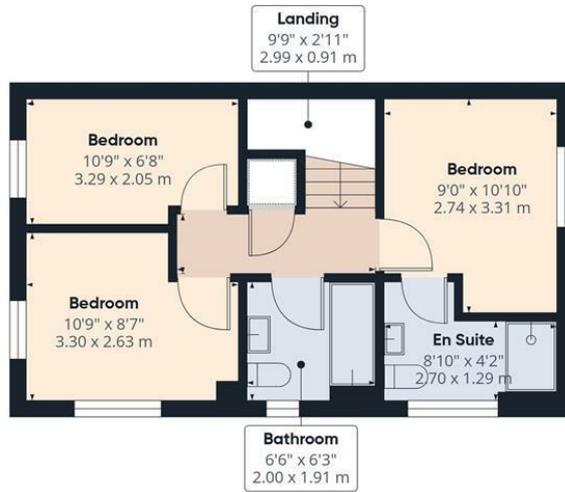
Tenure - Freehold - Management Service Charge







Ground Floor



First Floor



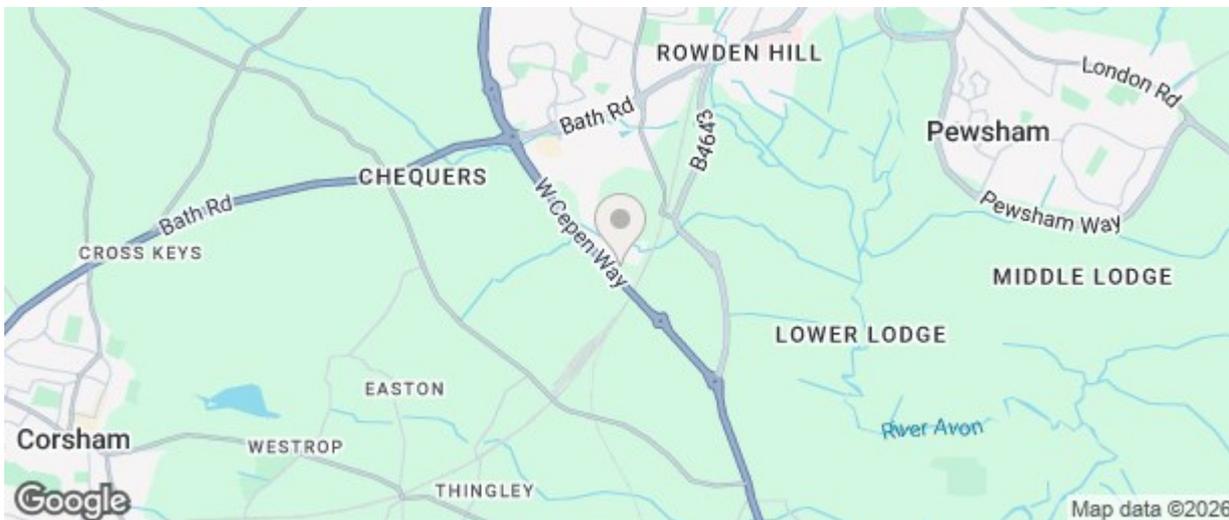
Approximate total area⁽¹⁾

769 ft²
71.5 m²

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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