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ATWELL MARTIN ESTATE AGENTS

Queens Crescent, Chippenham

Offers invited £450,000

Nestled in the sought-after residential area of Queens Crescent, Chippenham, this spacious four-bedroom detached house offers a wonderful opportunity for families and individuals alike. Set within a generous plot, the property boasts ample outdoor space, including lovely front, rear, and side gardens, perfect for enjoying the outdoors or entertaining guests.

The home is conveniently located near local schools, making it an ideal choice for families with children, and it also benefits from excellent commuter links, ensuring easy access to nearby towns and cities. While the property is in need of some cosmetic updating, it features a modern boiler and UPVC double glazing, providing a solid foundation for your personal touch and improvements.

With plenty of parking available and the added convenience of a single garage, this property is not only practical but also offers the potential to create a truly stunning family home. Whether you are looking to invest or settle down, this house presents a fantastic opportunity in a desirable location. Don't miss your chance to make this property your own.

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

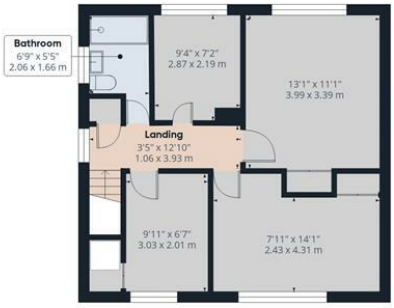
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold

HARPIC
100%

Ground Floor



First Floor

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Approximate total area(1)

1460 ft²

135.7 m²

Reduced headroom

1 ft²

0.1 m²

(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.

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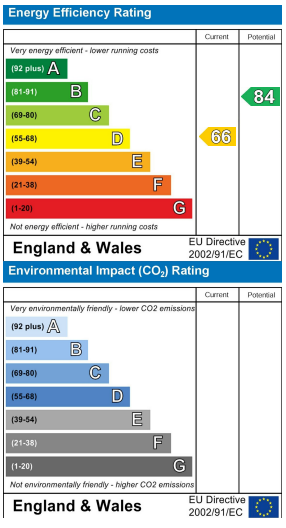

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

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