



Well-Presented Two Double Bedroom Coach House in Popular Chippenham Location

This spacious and well-presented two double bedroom coach house is situated in a sought-after residential area of Chippenham, offering convenient access to local shops and excellent commuter routes.

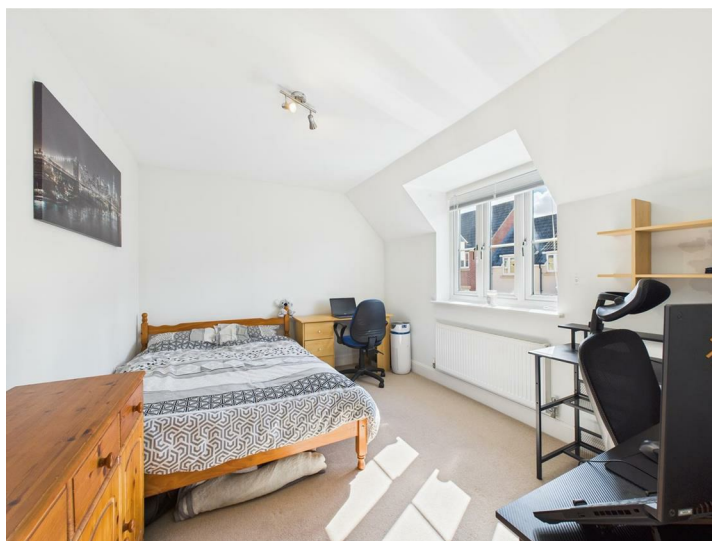
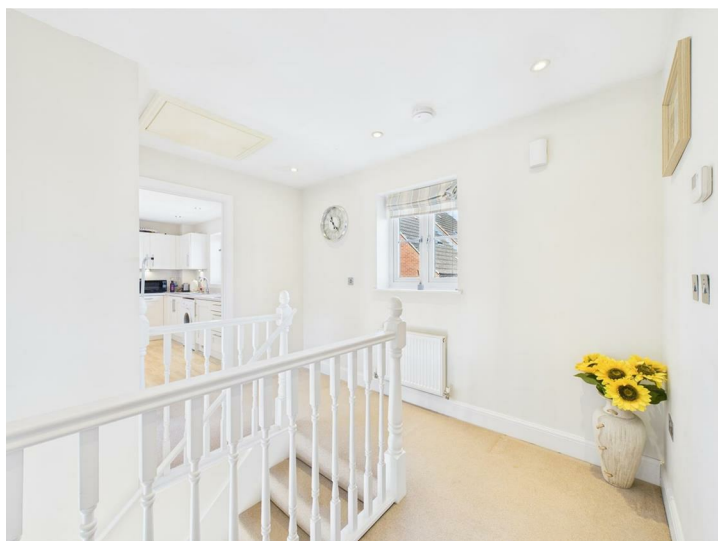
Accessed via a private ground floor entrance hall, the accommodation opens to a bright and airy landing leading to all principal rooms. The property features a generous lounge, a modern fitted kitchen, two well-proportioned double bedrooms, and a contemporary bathroom.

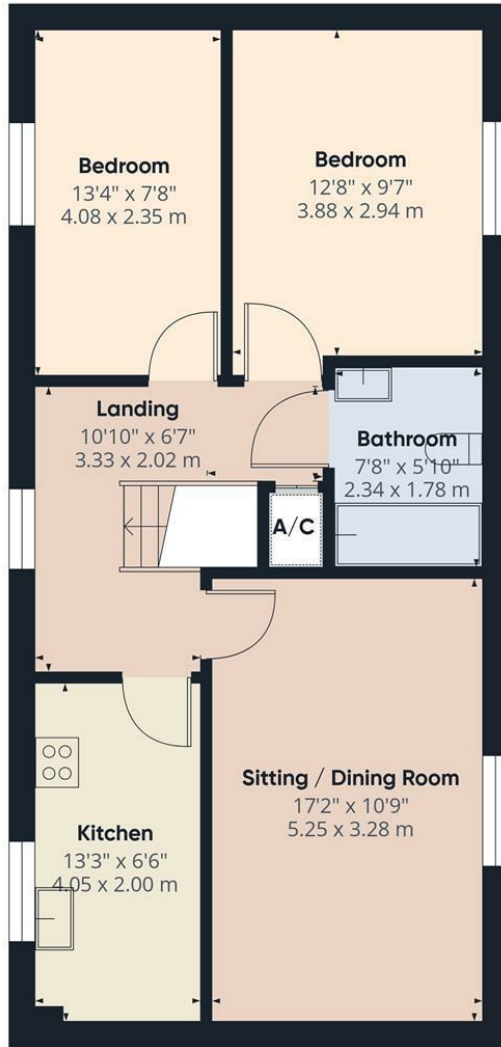
Externally, the home benefits from allocated parking and a useful single garage, providing additional storage or vehicle space.

Ideal for first-time buyers, professionals, or investors, this attractive property combines comfort, convenience, and practical living in a desirable location.

- Well Presented Freehold Coach House
- Light and Airy First Floor Accommodation
- Modern Fitted Kitchen
- Modern Built Redcliffe Home c2009
- Super Location for Commuters
- Two Double Bedrooms & Bathroom
- Sitting / Dining Room
- Gas Central Heating & Upvc Double Glazing
- Integral Garage & Storage
- Ideal First Time Buy & Investment







First Floor

Approximate total area⁽¹⁾

627 ft²
58.3 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.

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		
	76	77
England & Wales EU Directive 2002/91/EC		
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 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