



Located on London Road in the charming town of Chippenham, this stylish semi-detached house offers a perfect blend of modern living and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room that provides a comfortable area for relaxation and entertaining.

The heart of the home is undoubtedly the spacious kitchen dining room, which is perfect for family meals and gatherings. Additionally, a utility room and a downstairs cloakroom enhance the practicality of the layout. The property boasts elegant oak doors and a beautiful staircase, adding a touch of sophistication to the interior. With double glazing and gas central heating, you can enjoy a warm and inviting atmosphere throughout the year.

Outside, the property offers ample parking for up to two vehicles, including a single garage, making it convenient for families with multiple cars. The good-sized rear garden provides a lovely outdoor space for children to play or for hosting summer barbecues.

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

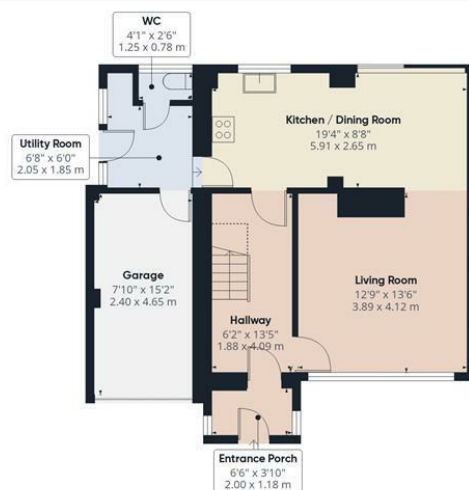
Utilities/Services - Water & Drainage, Electric Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







Ground Floor



First Floor



Approximate total area⁽¹⁾

1014 ft²
94.2 m²

Reduced headroom

13 ft²
1.2 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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 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