



This fantastic three bedroom semi-detached home offers spacious, well-presented accommodation and is ideally located within a popular residential area, just a short distance from Chippenham town centre, the railway station and well-regarded local schools.

The property has been thoughtfully extended to create generous living space, making it an ideal choice for families, first-time buyers or those looking to move quickly thanks to the added benefit of no onward chain.

Inside, the home features a large and inviting open plan sitting / family room, perfect for relaxing or entertaining, alongside a modern kitchen designed with both style and practicality in mind. The contemporary bathroom is well-appointed, while three well-proportioned bedrooms provide comfortable accommodation.

Externally, the property enjoys a generous rear garden, offering plenty of space for outdoor living. A sheltered seating area provides the perfect spot for al fresco dining or relaxing throughout the seasons. To the front, the property benefits from off-road driveway parking.

Combining spacious living, a convenient location and excellent potential, this is a wonderful opportunity to acquire a well-maintained home in one of Chippenham's most sought-after residential areas.

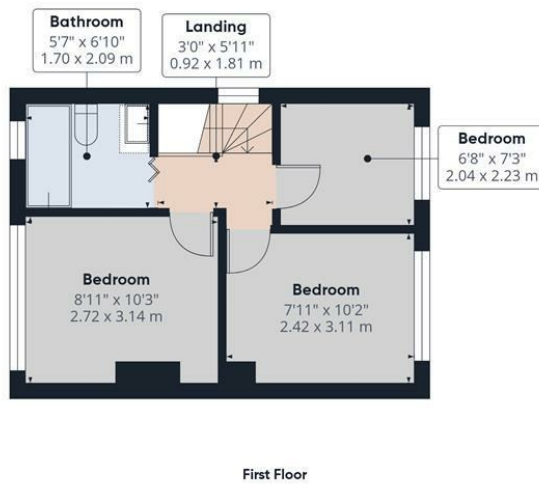
- Three-bedroom semi-detached home
- Short distance to Chippenham town centre and railway station
- Thoughtfully extended to provide generous living space
- Modern, well-designed kitchen
- Generous rear garden with sheltered seating area for outdoor dining
- Located in a popular residential area in Chippenham
- Close to well-regarded local schools
- Large open-plan sitting / family room ideal for entertaining
- Contemporary bathroom
- Off-road driveway parking to the front and no onward chain







Approximate total area<sup>(1)</sup>  
904 ft<sup>2</sup>  
84.1 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 68      | 76        |
| 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| 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