



Nestled in the sought-after area of Hollybush Close, Chippenham, this charming terrace house offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

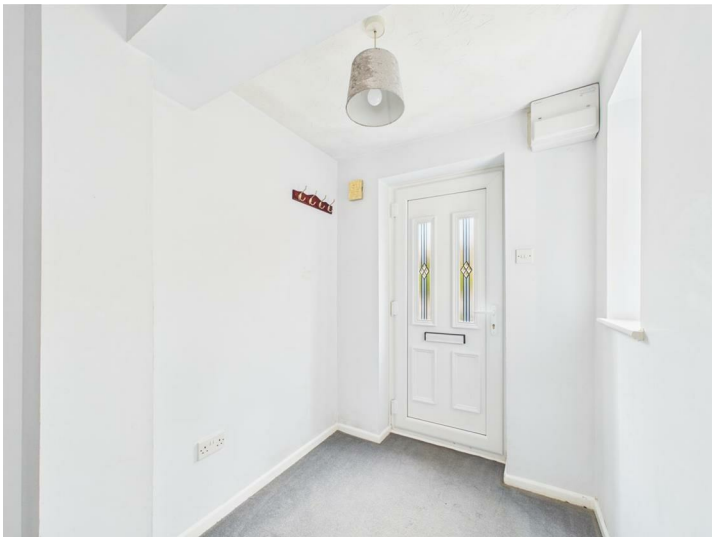
Upon entering, you are greeted by a spacious entrance hall. The lounge leads you through to the kitchen and dining room designed with practicality in mind, offering ample space for family meals and gatherings.

This home boasts the convenience of UPVC double glazing and gas central heating, ensuring a cosy environment throughout the year. The property features an en suite bathroom, providing added privacy and convenience, alongside a separate family bathroom that caters to the needs of all residents.

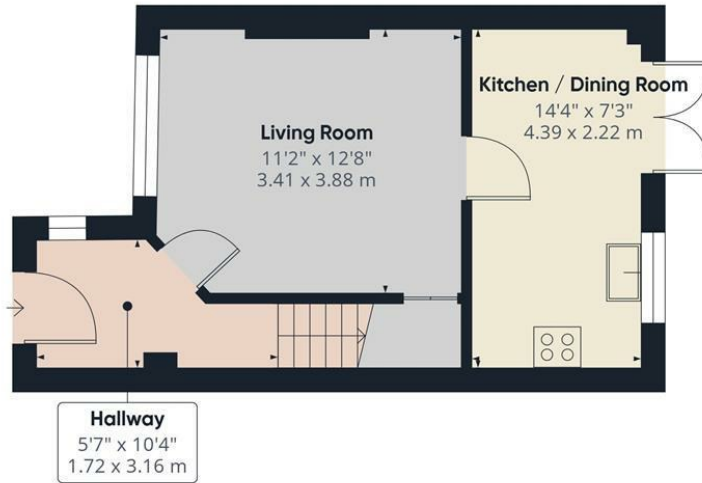
Step outside to discover a lovely rear garden, perfect for enjoying the outdoors, gardening, or simply unwinding after a long day. Additionally, the property includes parking facilities and a single garage, providing secure storage and ease of access.

This two-bedroom terrace is situated within a popular development, making it an attractive option for those looking to settle in a vibrant community. With its combination of comfort, convenience, and charm, this property is not to be missed.

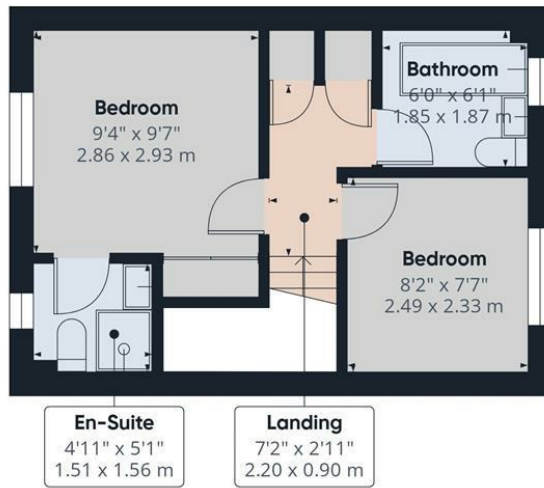
- Two Bedroom Terrace Property Located within a Popular Residential Area
- Lounge
- En Suite
- Upvc Double Glazed and Gas Central Heated
- Garage
- Good Size Entrance Hall
- Kitchen/Dining Area
- Bathroom
- Great Commuter Links
- Parking







Ground Floor



First Floor

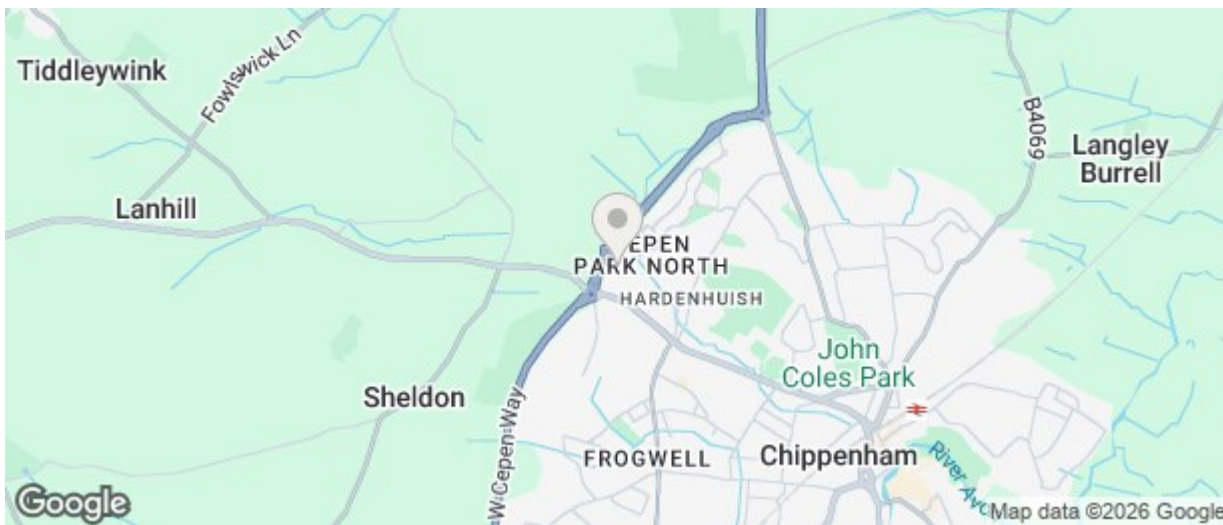
Approximate total area<sup>(1)</sup>

574 ft<sup>2</sup>  
53.4 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(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		
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>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
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