



Welcome to this spacious semi-detached house located in the sought-after area of Greenway Gardens, Chippenham. This modern property boasts three bedrooms, making it an ideal home for families or those seeking extra space.

The lounge/dining room leads to a Sun Room which offers a lovely view of the expansive rear garden, providing a tranquil space to relax and unwind. The garden itself is generously sized, set within a large established plot, and is perfect for outdoor activities or simply enjoying the fresh air.

The property also includes a downstairs cloakroom and bathroom, ensuring convenience for all residents. For those with vehicles, there is ample parking available for up to two cars, along with a garage for additional storage or secure parking.

Situated close to the town centre, this home offers easy access to local amenities, making daily errands a breeze. Commuters will appreciate the nearby transport links, while families will enjoy the proximity to John Coles Park, a

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

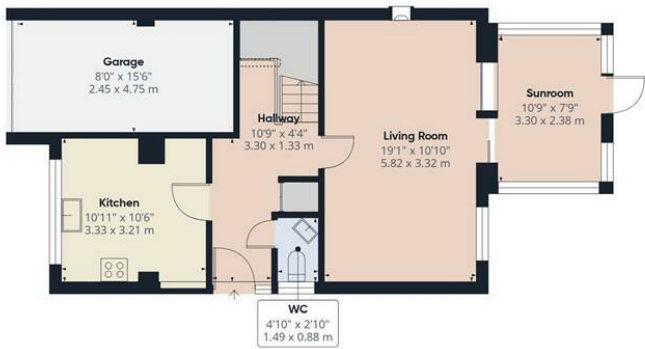
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

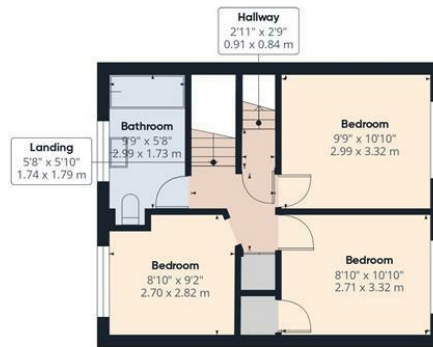
Tenure - Freehold



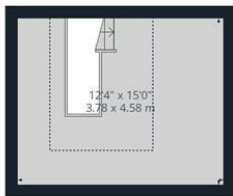




Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

1235 ft²
114.7 m²

Reduced headroom

114 ft²
10.6 m²

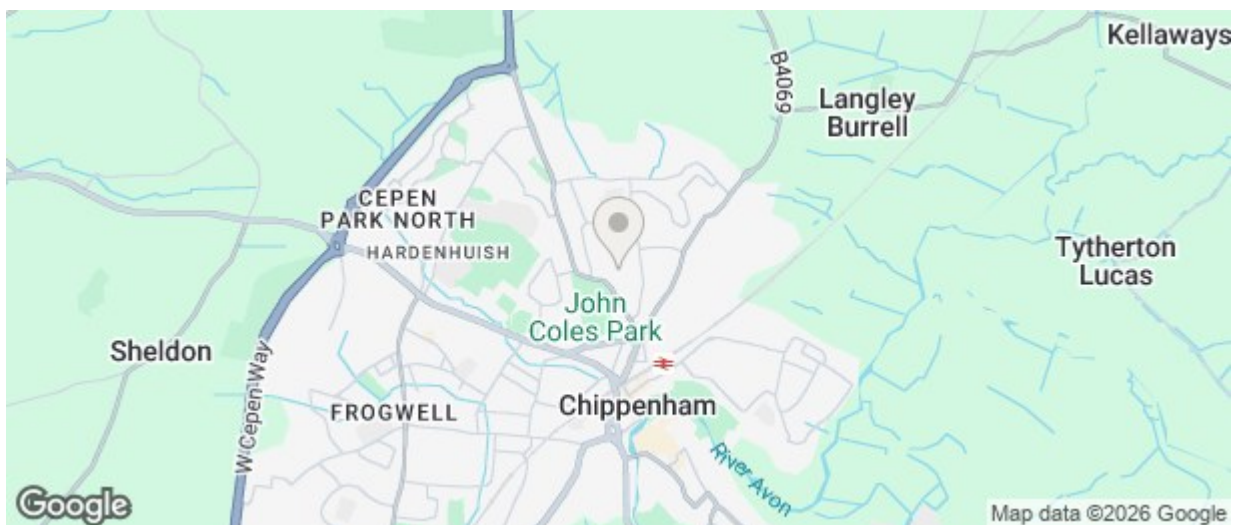
(1) Excluding balconies and terraces

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		
(81-91) B		
(69-80) C		
(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