



Nestled in the sought-after residential area of Danes Close, Chippenham, this stylish one-bedroom terraced house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Spanning 462 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a charming lounge that flows seamlessly into a modern kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining. The kitchen is equipped with contemporary fittings, ensuring a delightful cooking experience.

The property features a well-proportioned bedroom, providing a peaceful sanctuary for rest. The bathroom is conveniently located, offering practicality for everyday living.

One of the standout features of this home is the good-sized garden, which provides an ideal outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property benefits from allocated

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 - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself 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.

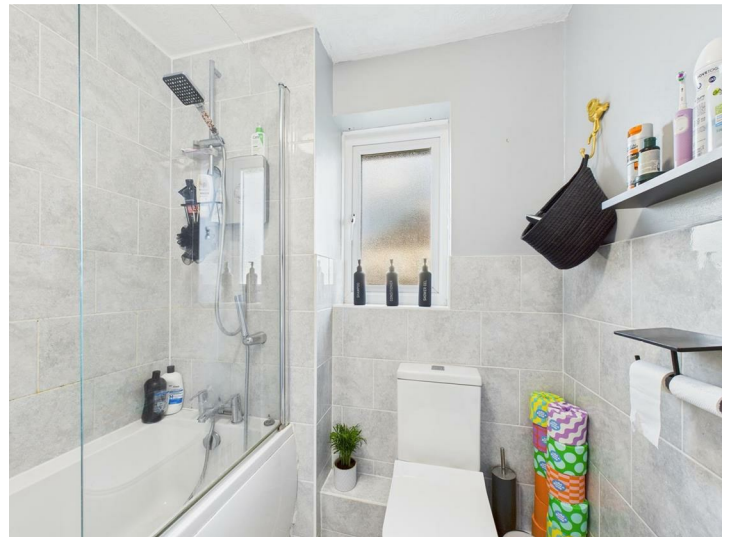
For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

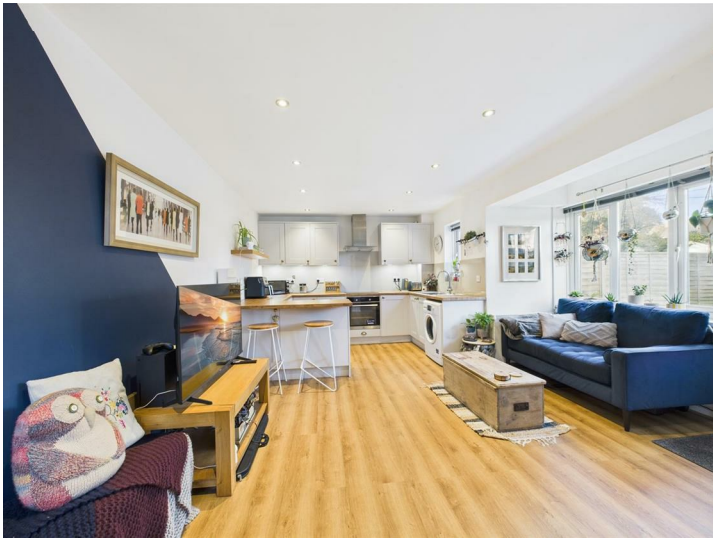
Property Information

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

Wiltshire Council Tax - Band A

Tenure - Freehold







Ground Floor



First Floor

Approximate total area¹⁾

462 ft²
42.8 m²

Reduced headroom

5 ft²
0.4 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.

GIRAFFE 360



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		88
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		

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