



Nestled within the charming area of Parkfields, Central Chippenham, this delightful semi-detached house offers a perfect blend of comfort and charm. Spanning an impressive 987 square feet, the property boasts two inviting reception rooms and a refitted kitchen with utility room ideal for both relaxation and entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for families & commuters alike.

The property features a well-appointed bathroom downstairs and, shower & cloakroom upstairs. Plus the primary bedroom boasts a walk-in wardrobe offering ample storage.

Externally there is a courtyard garden to front with covered side access to the enclosed rear gardens which provide sitting and entertaining areas and a home office & gym.

Parkfields is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike. With local amenities, schools, and parks within easy reach, plus being within walking distance of Chippenham's mainline rail links makes this home perfectly positioned to offer a balanced lifestyle.

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 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. 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.

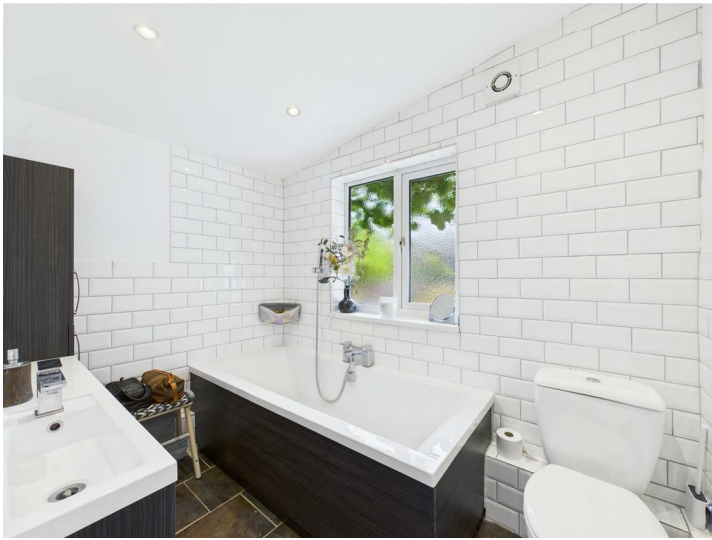
Property Information

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

Wiltshire Council Tax - Band C

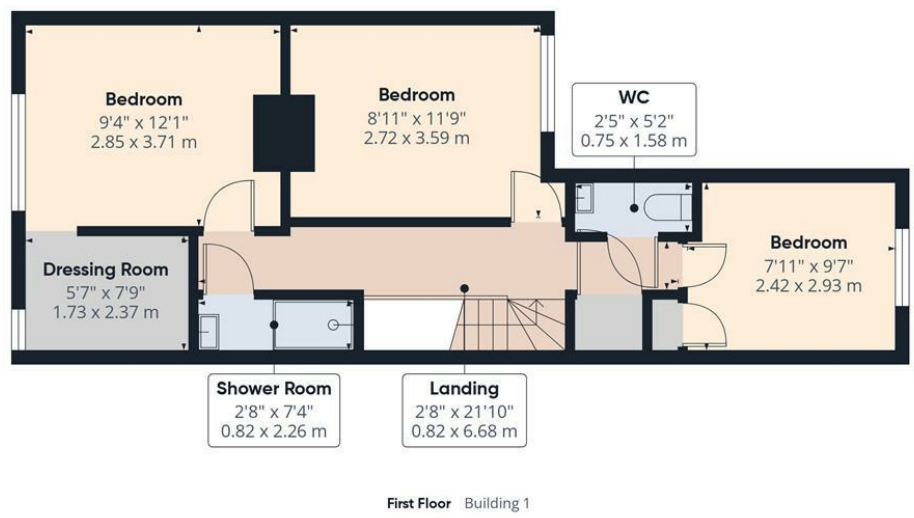
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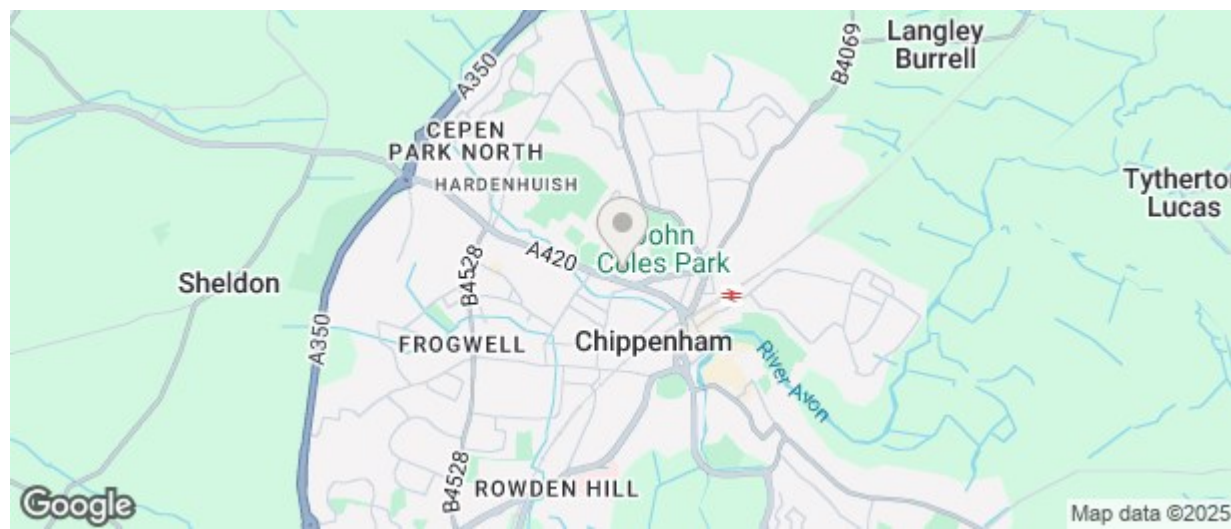
Approximate total area⁽¹⁾
985 ft²
91.7 m²



(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.

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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