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## Greenway Gardens, Chippenham

## Price Guide £325,000

Nestled in the sought-after Greenway Gardens of Chippenham, this charming 1930s semi-detached house presents an excellent opportunity for those looking to create their dream home. With a generous layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living, while the bathroom is conveniently located to serve all rooms.

The house has been extended to the rear, enhancing the living space and offering potential for further modernisation to suit your personal taste. The kitchen, along with a utility area and cloakroom, adds to the practicality of the home, making daily life more convenient.

One of the standout features of this property is the large rear garden, which offers outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from parking for up to three vehicles, along with a garage, ensuring that you will never be short of space for your vehicles or storage.

## 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

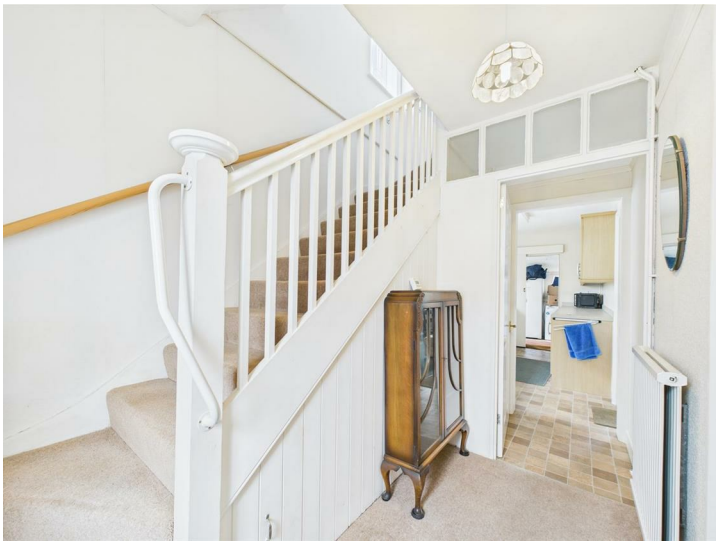
Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three 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 - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold



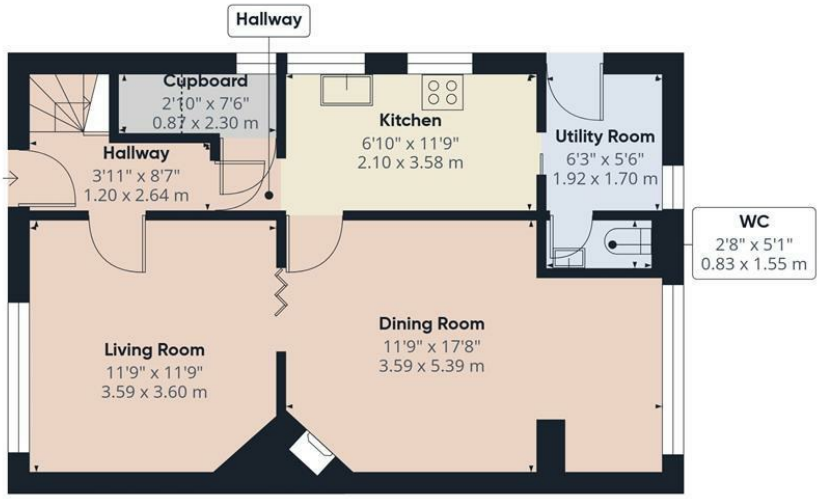


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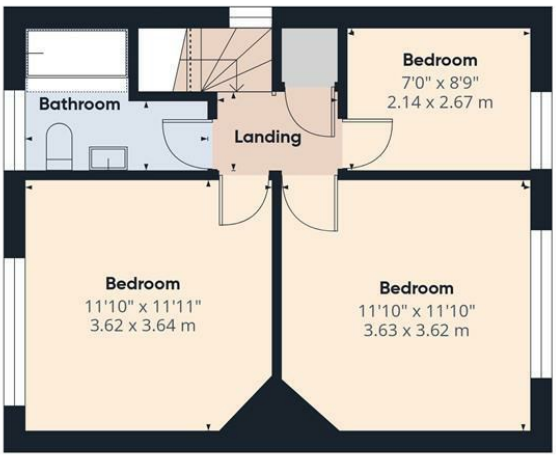









Ground Floor







First Floor

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**Approximate total area**(1)

937 ft²

86.9 m²

**Reduced headroom**

9 ft²

0.8 m²

(1) Excluding balconies and terraces

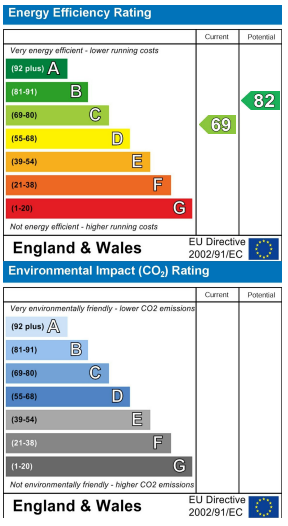
Reduced headroom

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.

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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

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