





A spacious and well-presented three-bedroom end-terrace home tucked away in a quiet cul-de-sac on the sought-after western side of town. Ideally placed for easy access to shops, schools and a range of local amenities, this extended property offers flexible living space throughout.

The ground floor features an entrance porch, a bright dining area open to the sitting room, a modern kitchen, a cosy garden room, laundry area and a convenient downstairs cloakroom. Upstairs, the home provides three well-proportioned bedrooms and a family bathroom.

Outside, you'll find an open front garden, an enclosed rear garden, and both an enclosed parking bay and a further allocated space behind the property.

Beautifully maintained and ready to move into — early internal viewing is highly recommended.

## 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 B

Tenure - Freehold



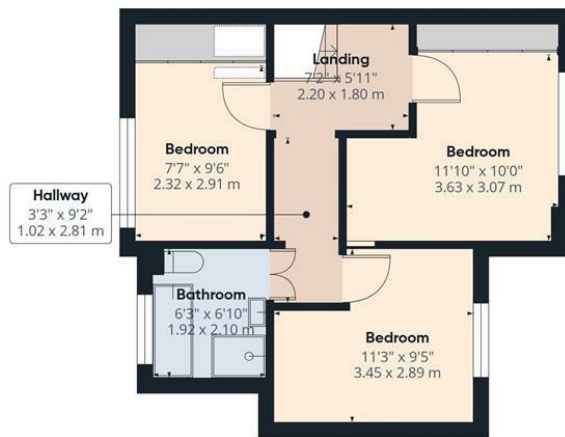








Ground Floor



First Floor



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

924 ft<sup>2</sup>  
85.8 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

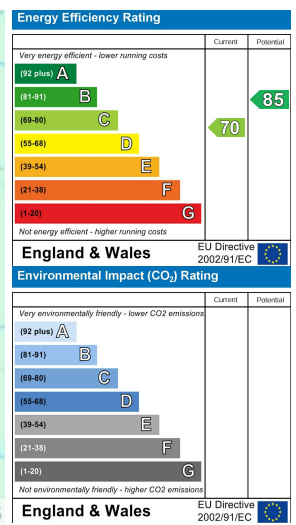
(1) Excluding balconies and terraces

**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