



Nestled in the sought-after residential area of Monkton Park, this charming semi-detached house on Eastern Avenue offers a delightful blend of modern living and convenience. Spanning approximately 923 square feet, the property has been recently refurbished to a high standard, featuring a contemporary fitted kitchen and a stylish bathroom, alongside new flooring throughout that enhances its fresh appeal.

The home provides ample space for both relaxation and entertaining. With three generously sized bedrooms, it is ideal for families or those seeking extra room for guests or a home office. The layout is both practical and inviting, ensuring comfort in every corner.

Outside, the property benefits from parking, along with a garage, making it a practical choice for those needing parking or who require additional storage. The location is particularly advantageous, being close to local amenities, including the train station, which offers excellent transport links for commuters.

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 - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s bungalows to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the towns mainline rail links to London (Paddington), there

are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

Property Information

Utilities/Services - Mains electric, water & drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold



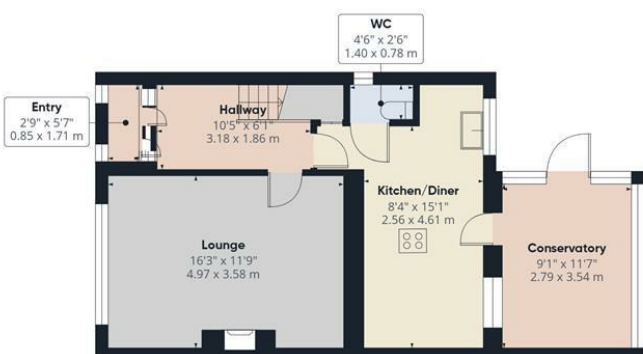


1060 ft²98.4 m²

(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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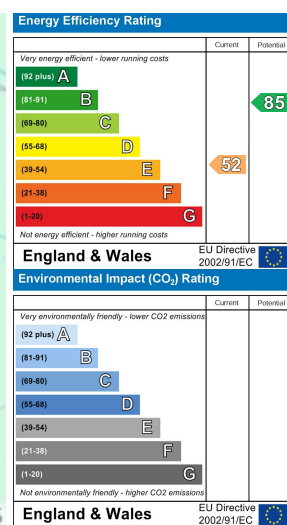
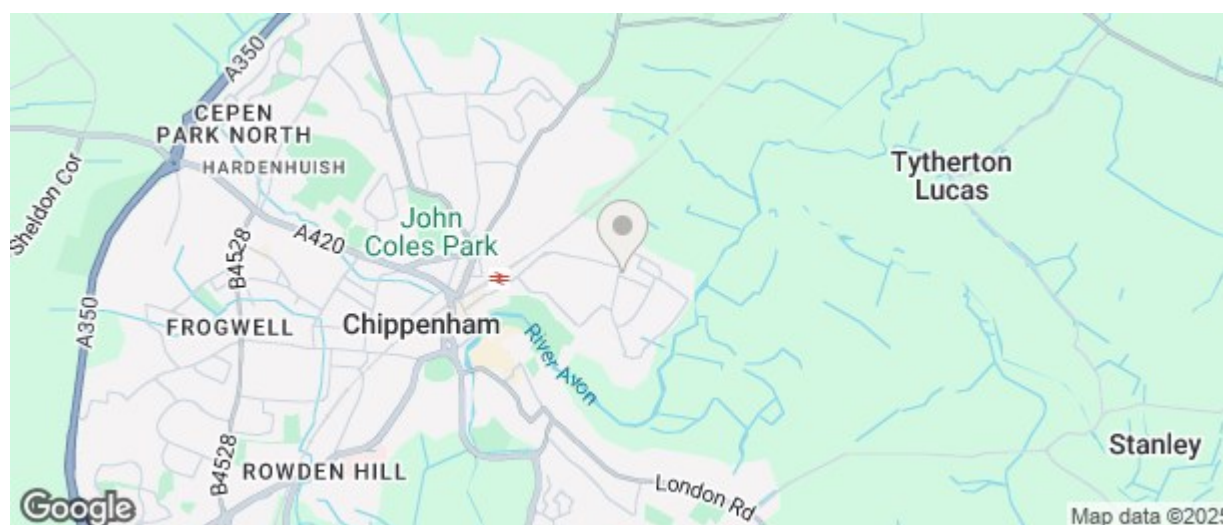
Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



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