



Nestled in the charming area of Wheatfield Avenue, Chippenham, this nearly new terraced house, built in 2021, offers a delightful blend of modern living and comfort. Upon entering, you are welcomed into an entrance hall that leads into a spacious sitting room. The modern fitted kitchen has patio doors opening onto the rear patio and offers a handy utility space, a downstairs cloakroom completes the ground floor. The first floor provides; a landing area, two well-proportioned bedrooms, with the primary benefiting from an en-suite shower room and modern fitted bathroom. Externally there is a rear enclosed garden with gated access, a timber shed and large patio area.

One of the standout features of this home is the provision for parking, with two spaces available situated side-by-side to the front of the property. This added convenience enhances the appeal of the property, making it suitable for those who commute.

The location in Chippenham is particularly advantageous, offering easy access to local amenities, schools, and transport links, making it a desirable choice for those looking to settle in a vibrant community.

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

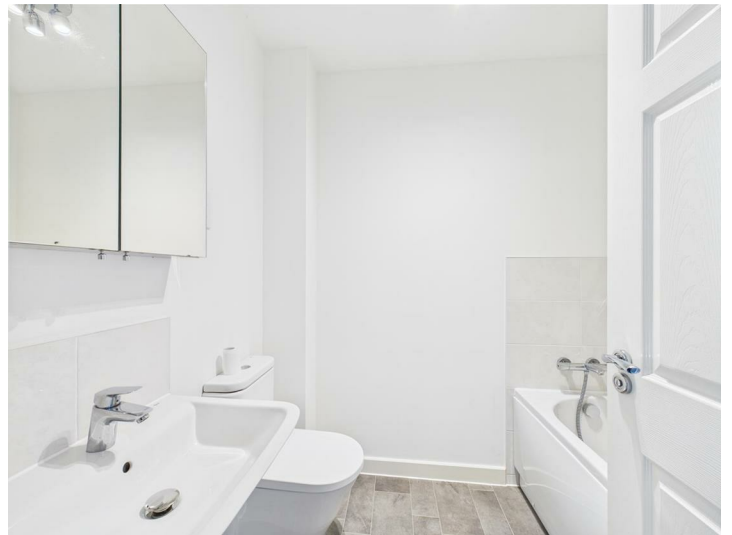
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

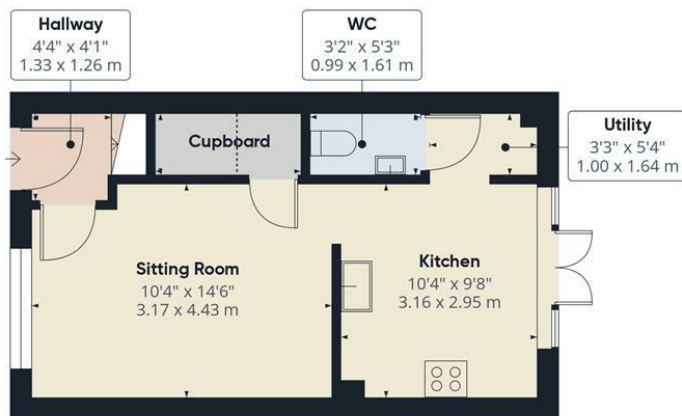
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold with a Development Service Charge of £200.00 per annum in 2025







Ground Floor



First Floor



Approximate total area⁽¹⁾

630 ft²
58.6 m²

Reduced headroom

12 ft²
1.1 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(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