



**3 Clark Drive, Chippenham, SN15 1UJ**

**£315,000**

Located on the new development of Birds Marsh View to the Northern side of Chippenham, offering excellent road links both to the M4 motorway and the town centre, a well presented three bedroom, en suite, semi detached house. To the rear of the property there is a two tier garden with patio and covered seating area, a gate provides access to the side of the property with driveway providing off road parking, there is also a fitted EV charging point. The property benefits from double glazing and gas central heating.

## Entrance Hallway



Front door leads into entrance hallway, radiator.

## Cloakroom



W.C, hand basin, radiator.

## Living Room 16'02" x 12'0" (4.93m x 3.66m)



Double glazed window, radiator, feature panelled wall.



## Kitchen / Diner 14'11" x 10'05" (4.55m x 3.18m)



Double glazed window, double glazed doors to garden, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker

hood, fitted electric oven, integrated fridge/freezer, slimline dishwasher and washing machine  
understairs cupboard, space for table and chairs.



**Bedroom One 11'08" x 8'05" (3.56m x 2.57m)**

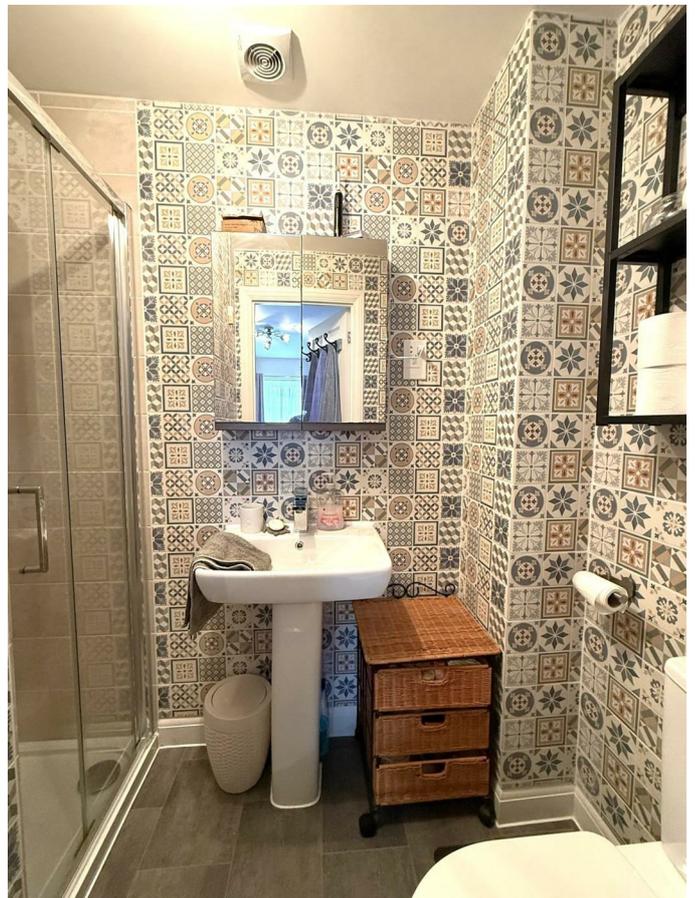


Double glazed window, fitted wardrobe, feature  
panelled wall, door to en suite.

**En Suite**



**Landing**  
Access to loft, built in cupboard.



Shower cubicle, hand basin, W.C, radiator.

**Bedroom Two 10'02" x 8'06" (3.10m x 2.59m)**



Double glazed window, feature panelling to wall, radiator.

**Bedroom Three 8'09" x 6'03" (2.67m x 1.91m)**



Double glazed window, feature panelling to wall, radiator.

**Bathroom**



Double glazed window, bath with over bath shower, hand basin, W.C, radiator.

**Outside**

**Rear**



Enclosed two tier garden with patio, covered seated area, tap and gated access to the driveway.





**Driveway**

Providing off road parking, EV charging point.

**Tenure**

GOV.UK advise Freehold.

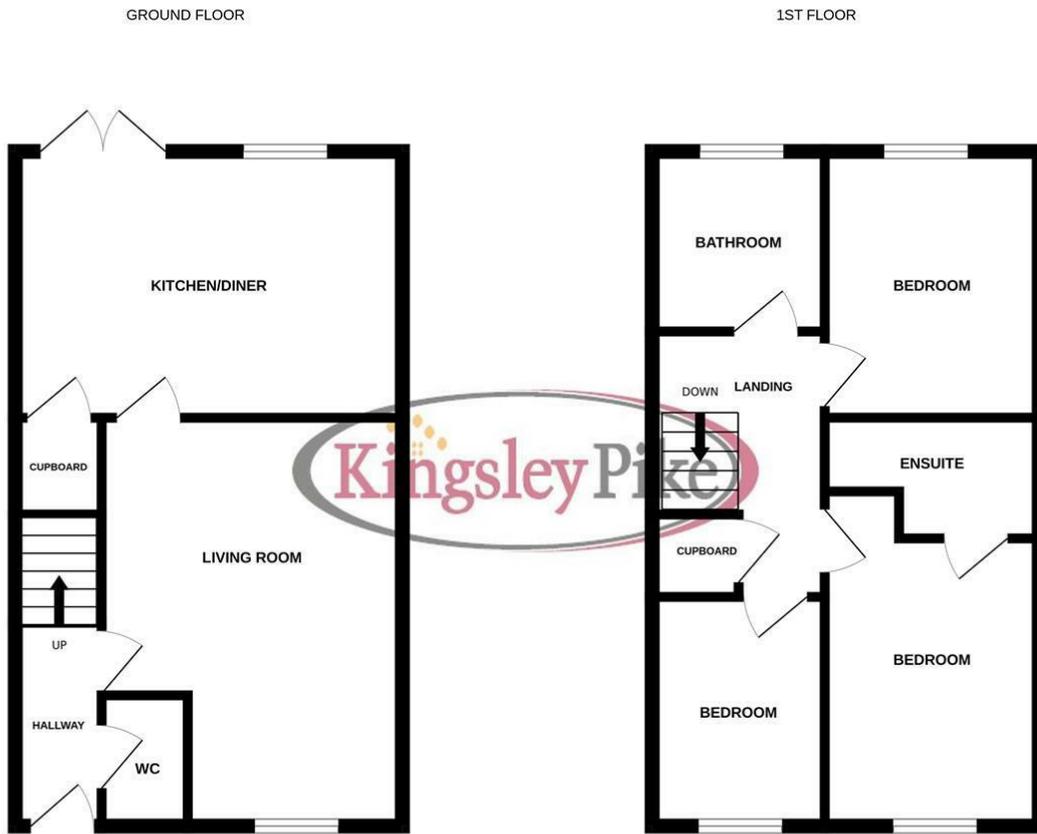
**Council Tax Band**

GOV.UK advise Band D.

**Development Charge**

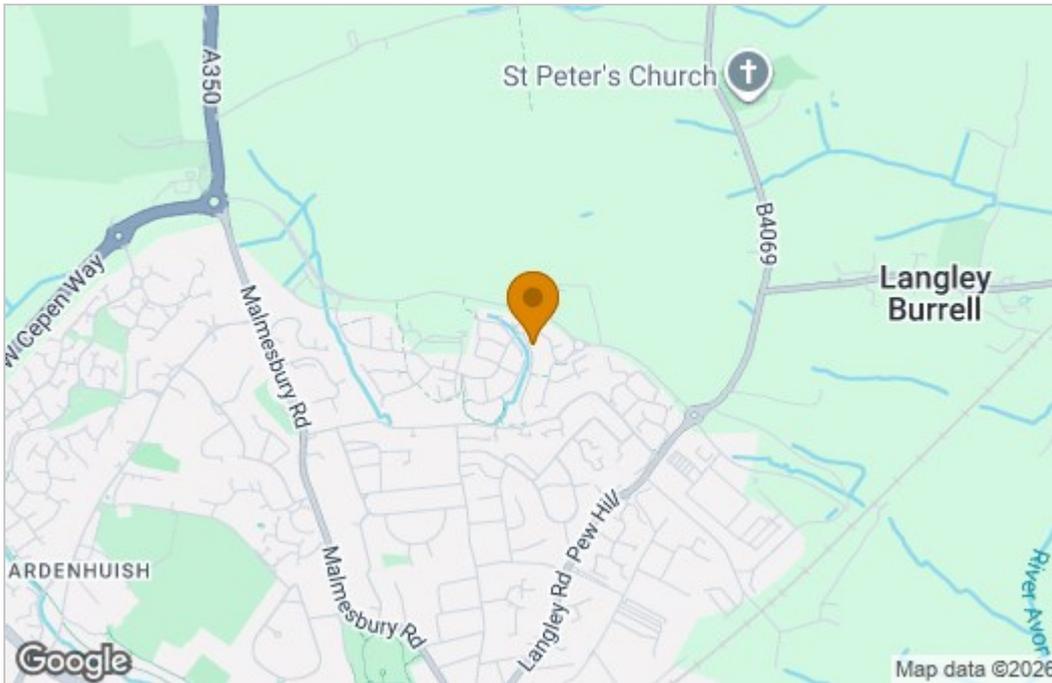
Approx. £150 / Year

# Floor Plan

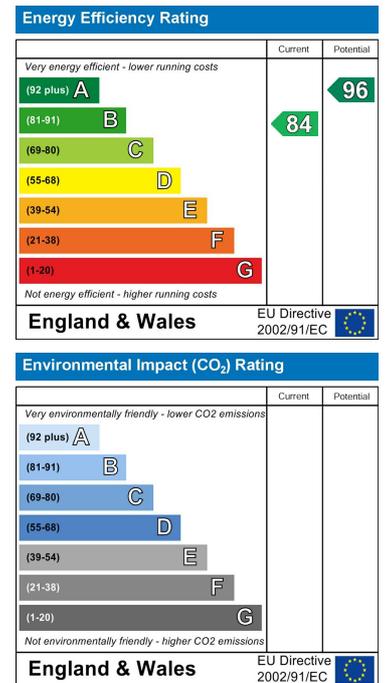


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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