



2 Orchard Road, Chippenham, SN14 0BE

£365,000

*** DOUBLE GARAGE *** A Three bedroom property, with NO ONWARD CHAIN, conveniently situated in this on the western side of town offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles to north of the town, 1 mile to train station and easy access to a wide range of amenities. Local shops are close to hand as are the Sainsburys and Morrisons supermarkets and M&S Simply Food. The ground floor accommodation comprises, entrance hall, sitting room, kitchen with a range of fitted units and built-in oven and hob and a dining room with French doors out to the garden. The first floor has three bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front there is a mature garden laid mainly to lawn with driveway providing off road parking leading to the double garage. To the side is an enclosed garden enjoying a good degree of privacy with a patio area and gravel border. The property is approximately 1.2 miles from both Sheldon and Hardenhuish Schools.

Entrance Hallway



Front door leads into hallway, stair case to first floor, double glazed window to front, radiator.

Living Room 17'10" x 12'10" (5.44m x 3.91m)



Double glazed windows to both front and rear, fireplace, two radiators.



Dining Room 15'04" x 11'10" (4.67m x 3.61m)



Windows to side, door to garden gas fire and door to rear.

Kitchen 11'11" x 9'11" (3.63m x 3.02m)



Double glazed window, work tops with a range of cupboards and drawers, inset stainless steel bowl sink, inset electric hob, fitted oven, plumbing and space for washing machine and dishwasher, space for tumble dryer, radiator, door to dining room.

Landing



Double glazed window, built in cupboard housing gas boiler (Serviced March 2026), access to loft.

Bedroom One 13'11" x 8'11" (4.24m x 2.72m)



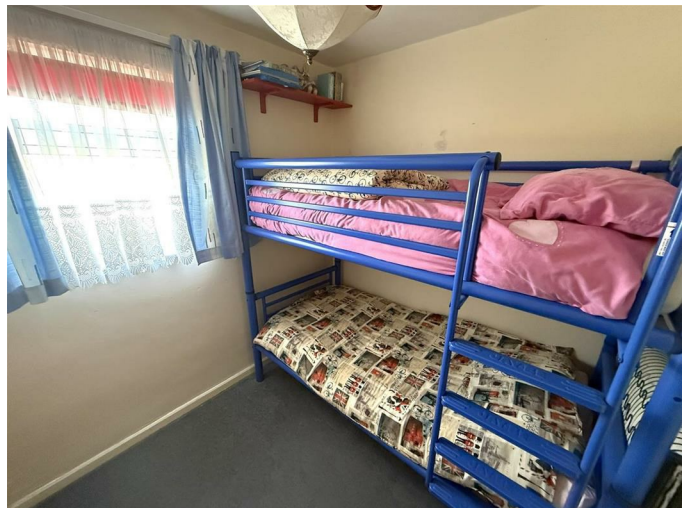
Double glazed window, radiator.

Bedroom Two 10'11" x 8'07" (3.33m x 2.62m)



Double glazed window, radiator.

Bedroom Three 7'07" x 7'03" (2.31m x 2.21m)



Double glazed window, radiator.

Bathroom



Double glazed window, tiled shower, hand basin with cupboards under, W.C.

Outside

Rear Front and Side



Mature garden that wraps around the house, mainly lawn with mature planting, driveway providing off road parking and access to the double garage.



Double Garage 18'10" x 17'06" (5.74m x 5.33m)



Window and door to rear, two up and over doors to the front, power and light, over eaves storage.

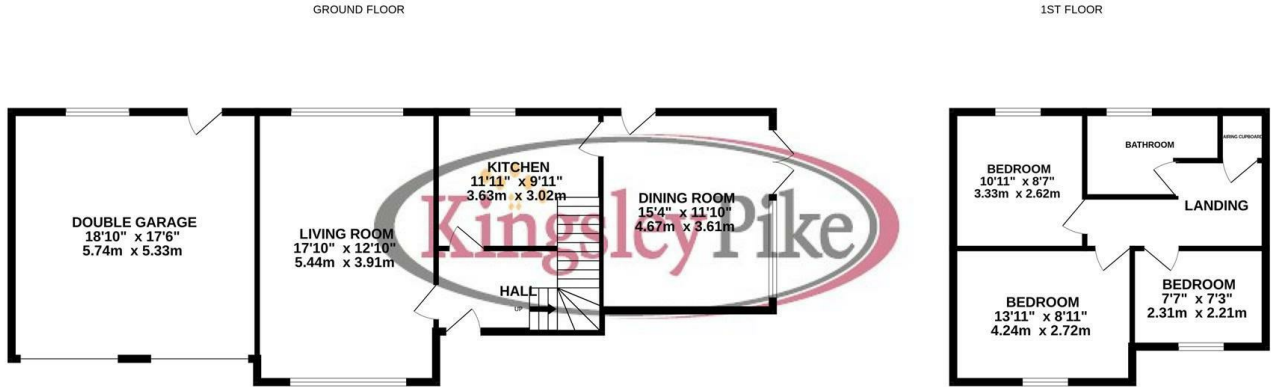
Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise Band C.

Floor Plan

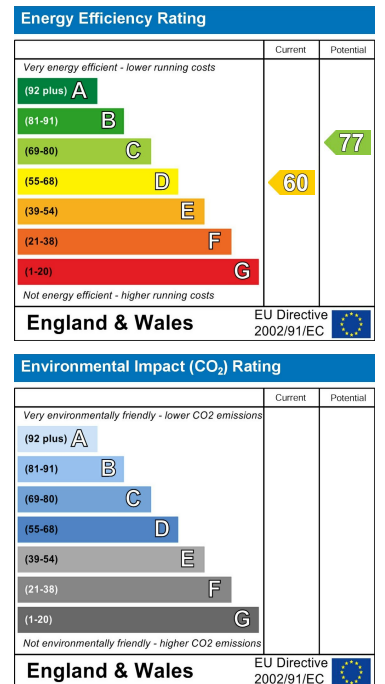


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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63 New Road, Chippenham, Wiltshire, SN15 1ES
Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>