



**38 Neath Drive, Chippenham, SN15 1UU**

**£270,000**

Welcome to Neath Drive, Chippenham - This modern end terrace house has 1 reception room, 2 bedrooms and modern bathroom situated in a popular new development. One of the standout features of this property is its convenient location with good access to the M4 Motorway, making commuting a breeze. The enclosed garden is perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family. Whether you have a green thumb or simply enjoy some outdoor space. Don't miss out on the opportunity to make this house your home. With its modern amenities, two allocated parking spaces, great location, and cosy feel, Neath Drive is waiting to welcome its new owners. Book a viewing today.

### **Entrance Hallway**

Front door leads into entrance hallway, stair case to first floor, radiator.

### **Cloakroom**

Double glazed window, W.C, hand basin, radiator.

### **Living Room 15'02" x 9'0" (4.62m x 2.74m)**



Double glazed window, radiator, door to kitchen.



### **Modern Fitted Kitchen 12'09" x 8'0" (3.89m x 2.44m)**



Double glazed window and double glazed doors to garden, laminated work tops with a range of cupboards and drawers, integrated washing machine and fridge/freezer, inset electric hob, cooker hood, fitted electric oven, plumbing and space for dishwasher, wall mounted gas boiler, radiator.



### **Landing**

Double glazed window, access to loft.

**Bedroom One 12'09" x 8'02" (3.89m x 2.49m)**



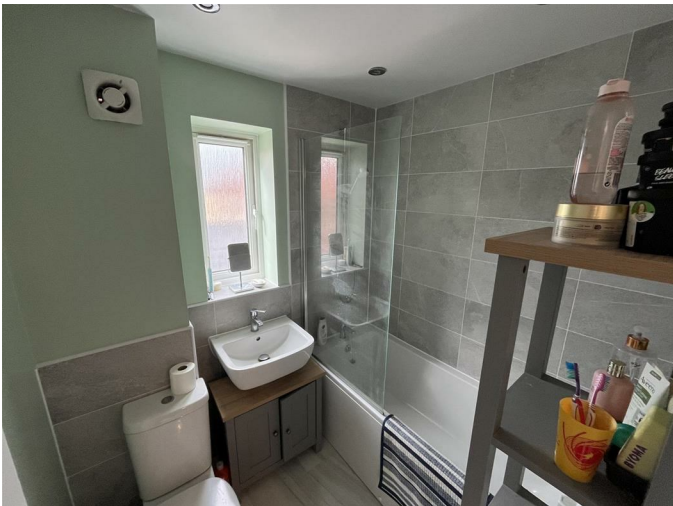
Double glazed window, radiator.

**Bedroom Two 12'09" x 8'06" (3.89m x 2.59m)**



Two double glazed windows, radiator, built in linen cupboard.

**Bathroom**



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

**Outside**

**Rear**



Enclosed garden laid mainly to lawn, gated side access.

**Front**

Two allocated parking spaces.

**Tenure**

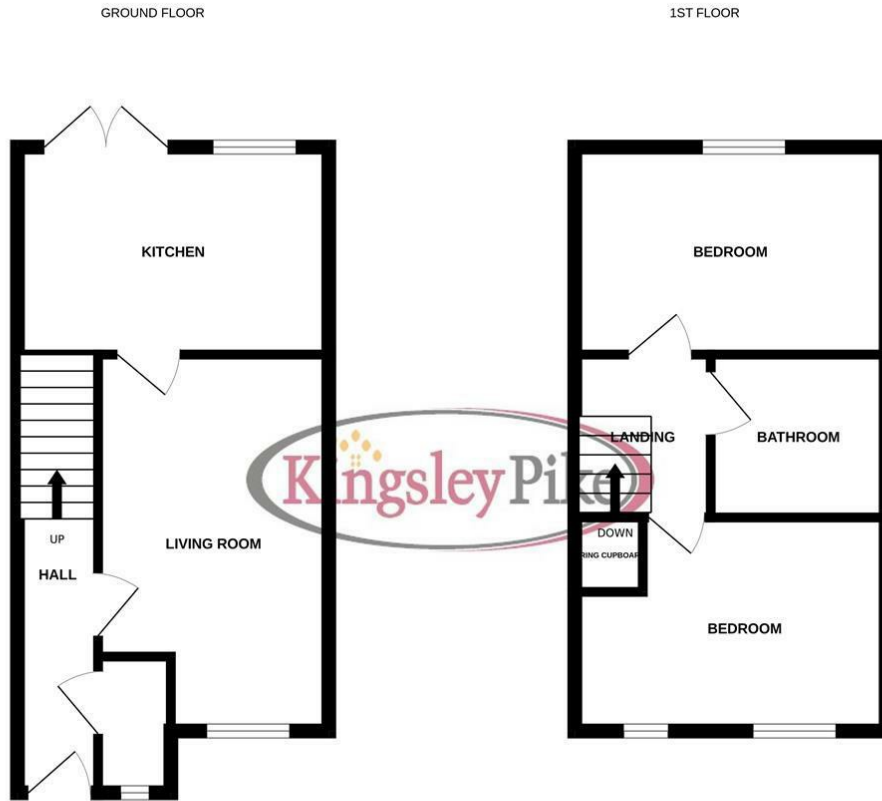
GOV.UK advise Freehold.

Estate Rent Charge £130.00 / Year

**Council Tax Band**

GOV.UK advise Band C.

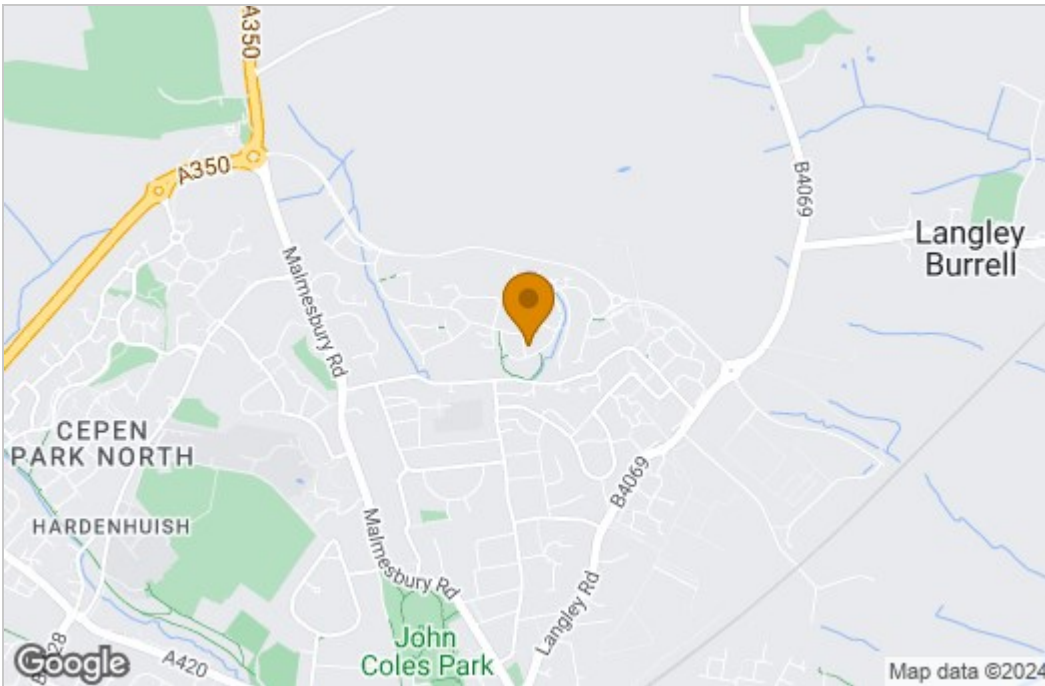
# Floor Plan



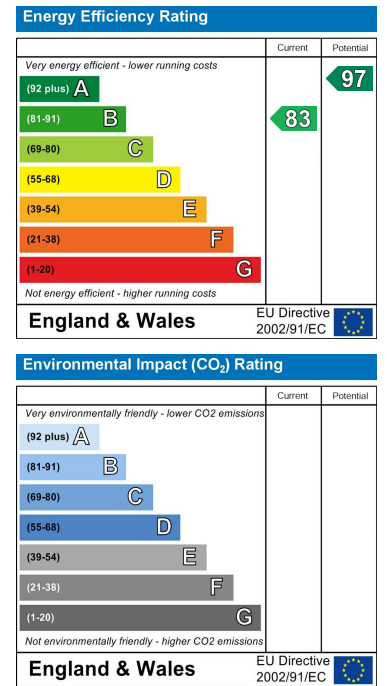
TWO BED END TERRACE

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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