



**142 Gainey Gardens, Chippenham, SN15 1UH**

**£277,500**

This two bedroom semi detached home, located within the Birds Marsh estate has been well cared for by the current owners. Whilst the internal layout may be similar to other homes on the development, the rear garden is something very different. The extremely generous plot is laid to lawn and patio and would rival that of much larger homes. A viewing is strongly advised.



### Entrance Hall

Double glazed front door, radiator, laminate flooring, door to the cloakroom, lounge and stairs to the first floor.

### Cloakroom

Double glazed window to the front, radiator, wash hand basin, toilet and Vinyl flooring.

### Lounge 15'03" x 9'05" (4.65m x 2.87m)



Double glazed window to the front, radiator, laminate flooring, under stairs storage cupboard and door to the kitchen/dining room.



### Kitchen/Dining Room 12'09" x 8'01" (3.89m x 2.46m)



Double glazed window to the rear, double glazed French doors to the garden, radiator, space for a dining table and chairs, range of floor and wall mounted units, gas hob, extractor fan, electric oven, plumbing for a washing machine and dishwasher, space for a fridge/freezer, stainless steel sink and drainer.



### Landing

Loft access, doors to all bedrooms and the bathroom.



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



Two double glazed windows to the front, radiator and over stairs storage cupboard.

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



Double glazed window to the rear and radiator.

**Bathroom 6'03 x 5'07" (1.91m x 1.70m)**



Double glazed window to the side, radiator, toilet, wash hand basin, bath with shower screen and shower over.

**Rear Garden 47' x 23' (14.33m x 7.01m)**



An extremely generous plot laid predominantly to lawn with area of patio, garden storage and gated side access.



**Driveway**

Parking for two cars on the driveway to the side of the house.

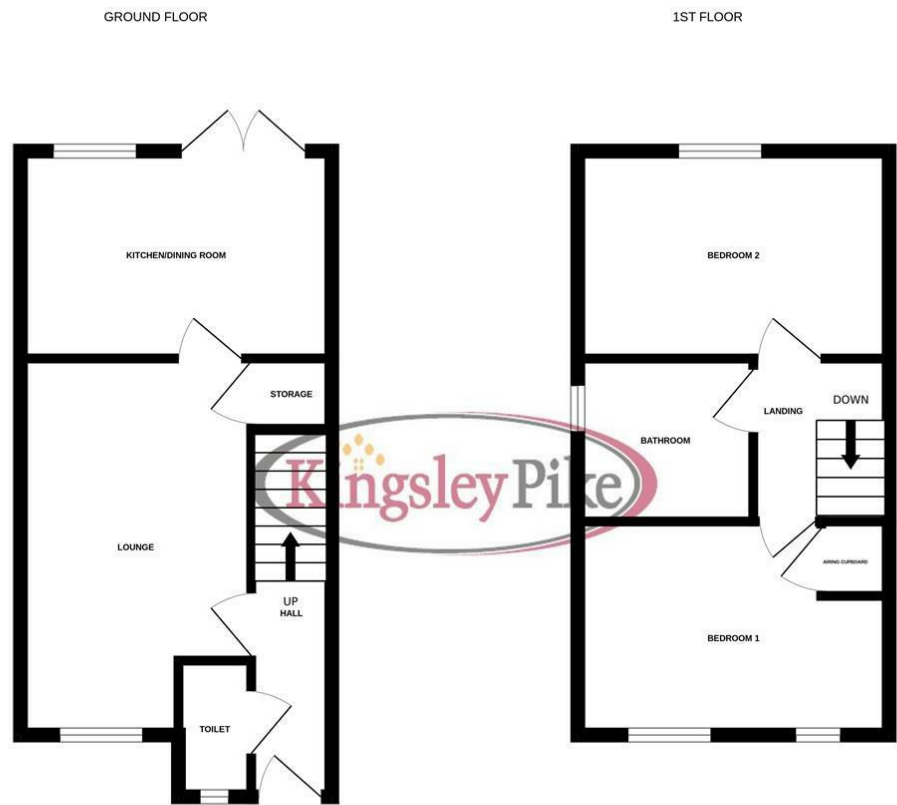
**Tenure**

We are advised by the .gov website that the property is Freehold. There is an estate management fee we believe to be in the region of £160 per annum.

**Council Tax**

We are advised by the .gov website that the property is band C.

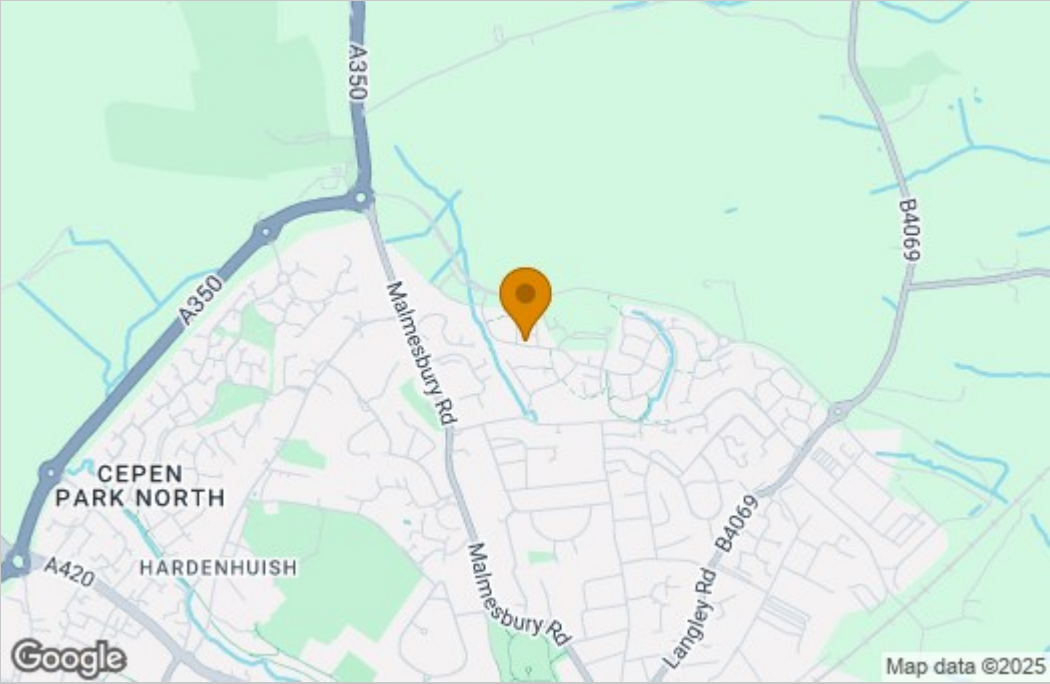
Floor Plan



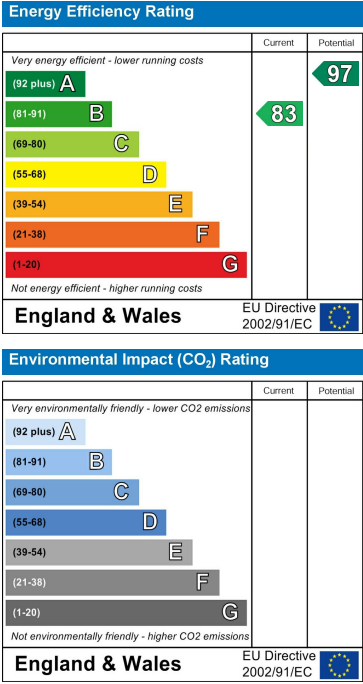
TWO BED SEMI DETACHED HOUSE

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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