



📍 19 Neath Drive, Chippenham, Wiltshire, SN15 1UU

🏠 £300,000

An immaculate, three double bedroom, two bathroom, semi detached house with easily maintainable, landscaped rear garden and off street parking for two cars, which is pleasantly situated on the popular Birds Marsh development.

- Modern, Semi Detached House
- Very Well Presented Throughout
- Three Bedrooms
- UPVC Double Glazing & Gas Central Heating
- Bathroom & En Suite Shower Room
- Cloakroom
- Landscaped Rear Garden
- Off Street Parking For Two Cars
- Popular Birds Marsh Development

🏡 Freehold

🏠 EPC Rating B



An immaculate, semi detached house with easily maintainable, landscaped rear garden and off street parking for two cars, which enjoys a tucked away position on the popular Birds Marsh development.

The property offers accommodation over three floors comprising; entrance porch, sitting room, inner hall with cloakroom off, kitchen/dining room with modern units and French doors opening onto the rear garden, two double bedrooms and a bathroom with white suite on the first floor and a good sized principle bedroom with en suite shower room on the second floor.

Externally there is a superb, landscaped rear garden with paved patio seating area and section of artificial lawn. Gated access to the side leading to the front of the property.

Off street parking to the front of the property for two cars.

#### **Situation**

The property is within access of the the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; D

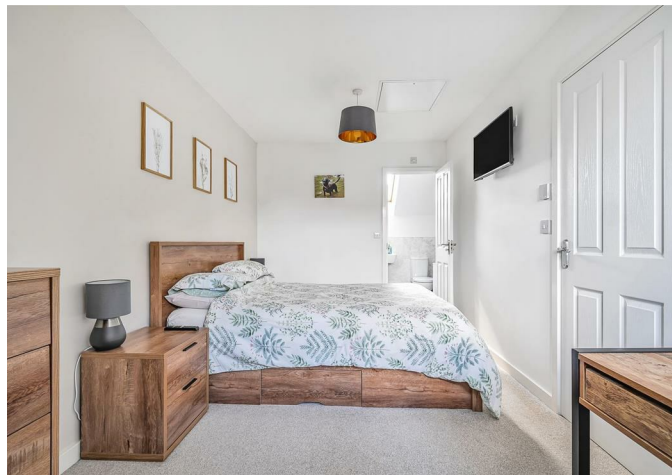
Freehold

Mains Services

Gas Central Heating

EPC Rating; B

Remaining NHBC Warranty

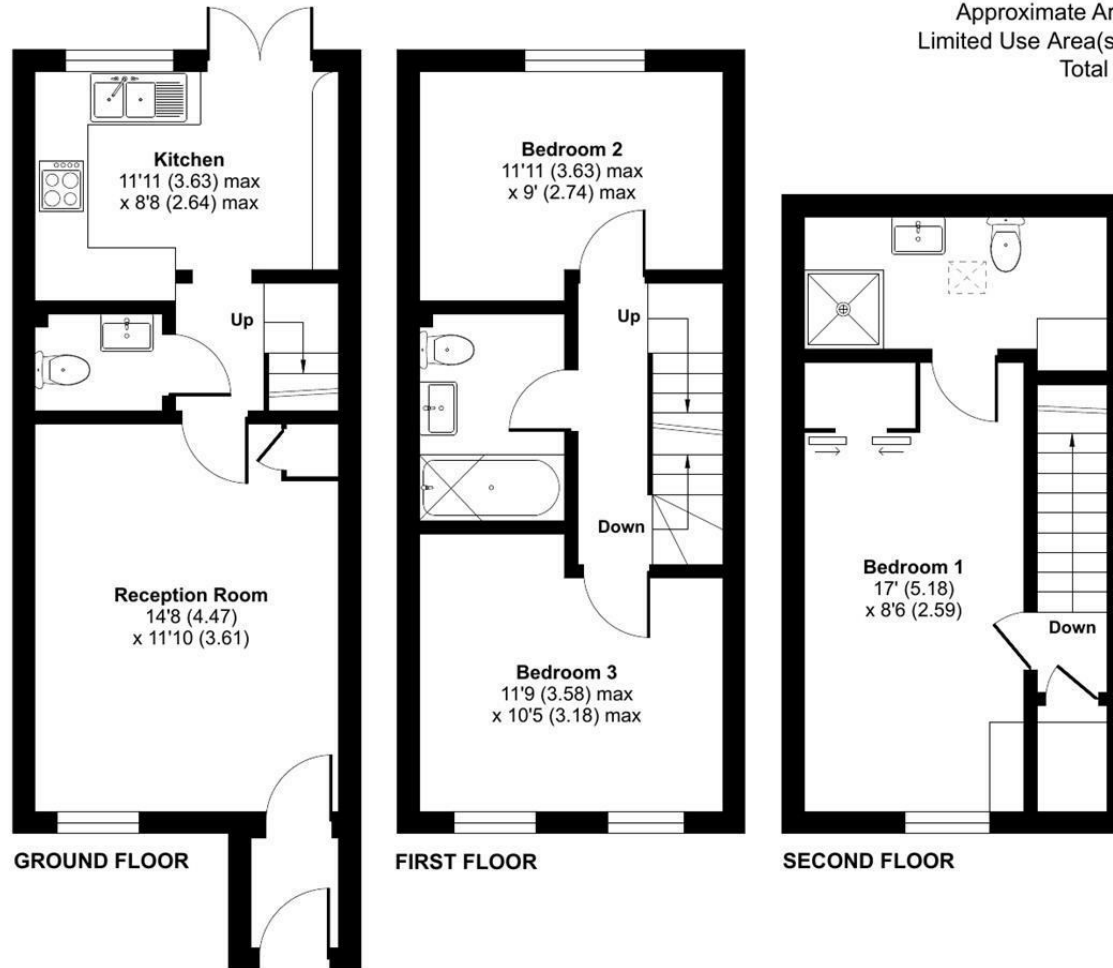


# Neath Drive, Chippenham, SN15

Approximate Area = 904 sq ft / 84 sq m  
Limited Use Area(s) = 116 sq ft / 10.8 sq m  
Total = 1020 sq ft / 94.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1146845

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