



This modern two bedroom semi detached property is located within close proximity of Chippenham town centre. The accommodation is based over two floors to include an entrance porch with access leading to the lounge and kitchen/dining area. On the first floor the landing leads to both bedrooms and the bathroom. Further benefits include gas central heating and double glazing. Externally the property enjoys front and rear gardens plus allocated parking. No Onward Chain.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Porch

Door to front, door to lounge.

#### Lounge 4.29m x 3.43m (14'01" x 11'03")

Upvc double glazed window to front, door to kitchen, radiator, wood effect flooring.

#### Kitchen/Dining Room 3.43m x 2.84m (11'03" x 9'04")

Upvc double glazed French to rear, door to lounge, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with matching cooker hood over, built in washing machine and fridge freezer, wall mounted boiler, radiator, tiled flooring.

#### Landing

Upvc double glazed window to side, doors to;

#### Bedroom One 3.43m x 3.33m (11'03" x 10'11")

Upvc double glazed window to front, radiator, built in cupboard.

#### Bedroom Two 2.84m x 1.68m (9'04" x 5'06")

Upvc double glazed window to rear, radiator.

#### Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising bath with shower over, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, spot lighting.

#### Front

Small frontage with pathway to front door.

#### Rear Garden

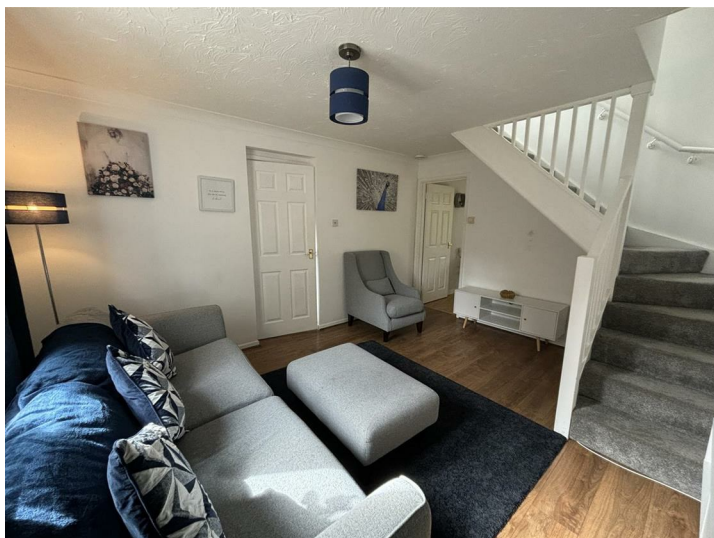
Landscaped enclosed rear garden with patio and side gate.

#### Parking

Allocated parking close to the property.

#### Agents Note

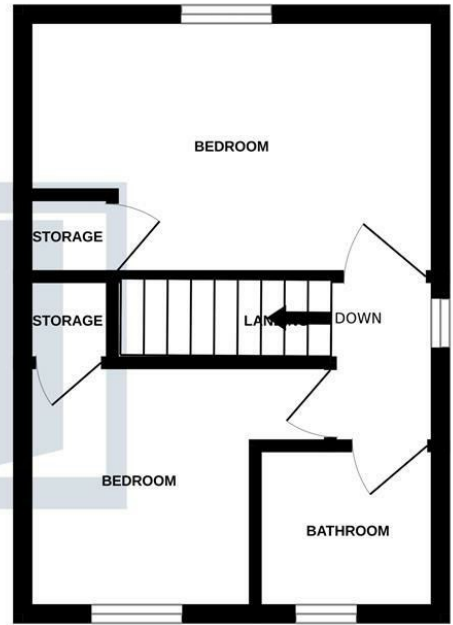
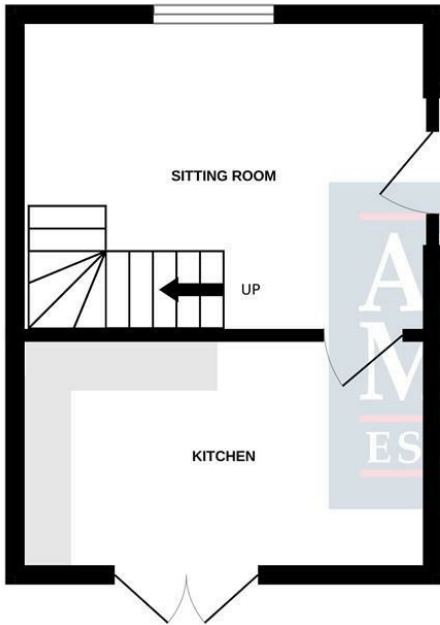
The property is currently tenanted with the contract up in early May 2024. For further information please contact the agent.





GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		72
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing