



A well presented and recently refurbished three bedroom semi-detached home ideally situated for families and commuters. The accommodation briefly comprises; entrance porch, entrance hall, sitting room with wood burning stove, refitted kitchen/dining room and conservatory to the ground floor. The first floor provides; three bedroom and refitted bathroom with new carpets and flooring throughout. Externally the property benefits mature front garden, enclosed rear garden and a purpose built annex with studio/garden room. With NO ONWARD CHAIN an internal viewing is highly recommended.

#### 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 itself 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:

#### Ground Floor

##### Entrance Porch

With upvc double glazed windows to front and side, upvc double glazed door to side, door to...

##### Entrance Hall

With upvc double glazed door to entrance porch, upvc double glazed window to side, under stairs storage, radiator, carpeted.

##### Sitting Room 3.66m x 3.30m (12' x 10'10")

With upvc double glazed window to front, door to entrance hall, wood burning stove with tiled hearth fitted in July 2022, radiator, original parquet flooring.

##### Kitchen / Dining Room 5.64m x 3.15m (18'6" x 10'4")

With upvc double glazed window to rear, doors to entrance hall, open to dining room, newly fitted kitchen (December 2022) offering a matching range of units, one and a half bowl sink drainer inset to work surfaces, part tiled, integrated electric oven and four ring induction hob with cooker hood over, space and plumbing for automatic washing machine, integrated dishwasher, space for fridge freezer, wall mounted combination boiler (December 2022), radiator, vinyl flooring.

##### Conservatory 3.38m x 3.07m (11'1" x 10'1")

#### First Floor

##### Landing

With upvc double glazed window to side, access to boarded loft space, carpeted.

##### Master Bedroom 3.81m x 3.18m (12'6" x 10'5")

With upvc double glazed window to front, radiator, built in wardrobes, carpeted.

##### Second Bedroom 3.66m x 2.62m (12' x 8'7")

With upvc double glazed window to rear, radiator, carpeted.

##### Third Bedroom 2.31m x 2.21m (7'7" x 7'3")

Currently used as a home office with upvc double glazed window to front, radiator, sliding doors to storage cupboard, vinyl flooring.

##### Bathroom

Obscured upvc double glazed windows to rear, fitted in March 2021 with a three piece white suite comprising bath with mixer shower over, wash hand basin, low level w/c, all with chrome fittings, part tiling, heated towel rail, extractor fan, vinyl flooring.

#### Externally

##### Front Garden & Driveway Parking

The front garden has been laid with slate chippings and extensive planting, path to front door and gated side access to rear garden. Long driveway to the side of the property offers off road parking for several vehicles.

##### Rear Garden

A mature rear enclosed garden with patio sitting area, timber shed, green house and a selection of flowers, shrubs and trees.

##### Workshop 2.39m x 2.13m (7'10" x 7')

With two upvc double glazed windows to front and upvc double glazed door to side.

##### Studio/Garden Room 3.20m x 2.26m (10'6" x 7'5")

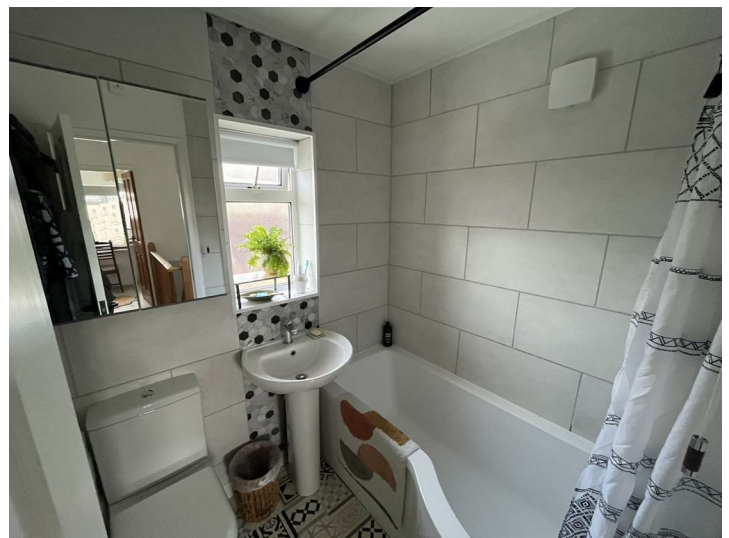
With upvc double glazed door to side, upvc double glazed French doors to rear pergola sitting area.

#### Property Information

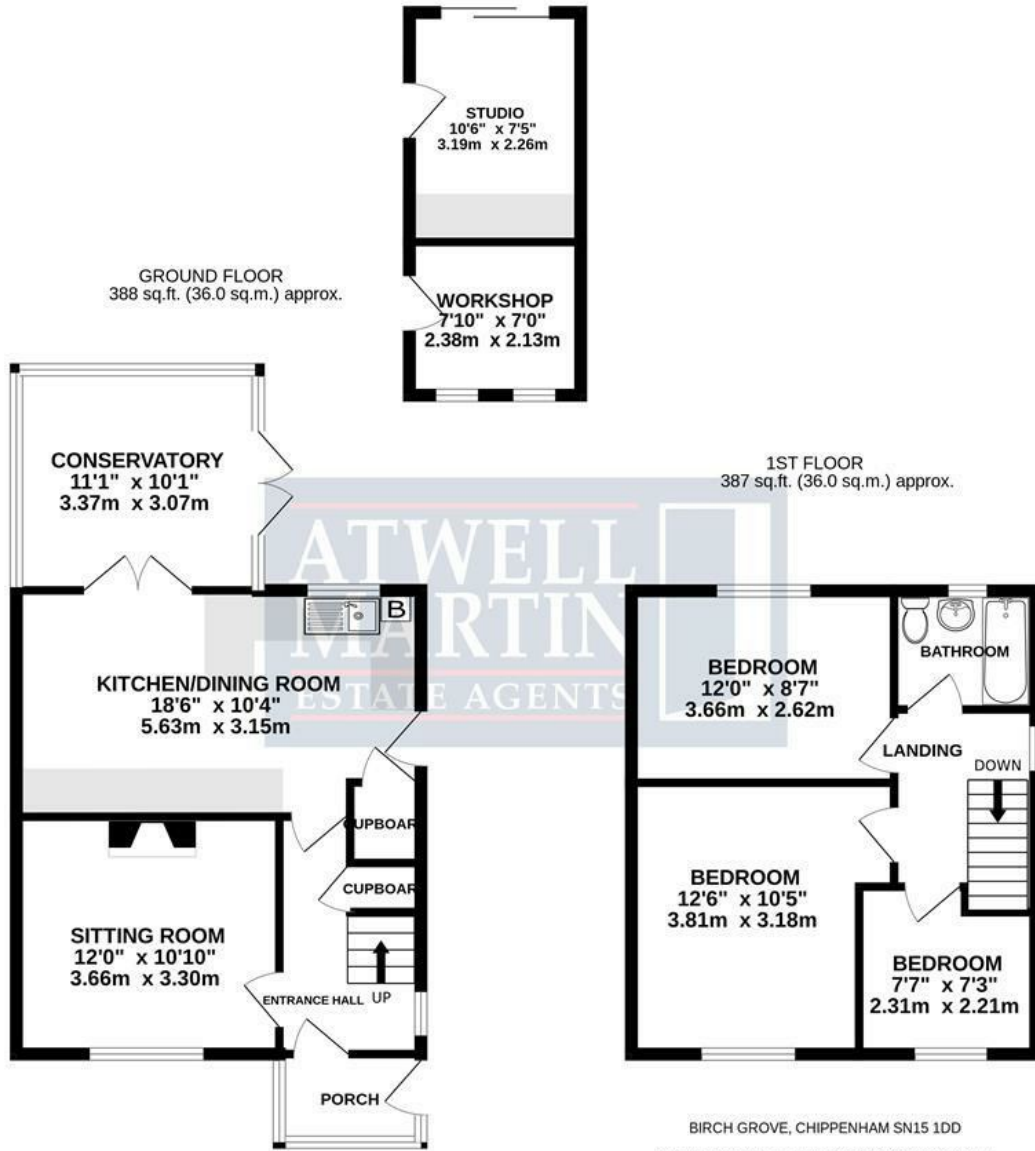
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold



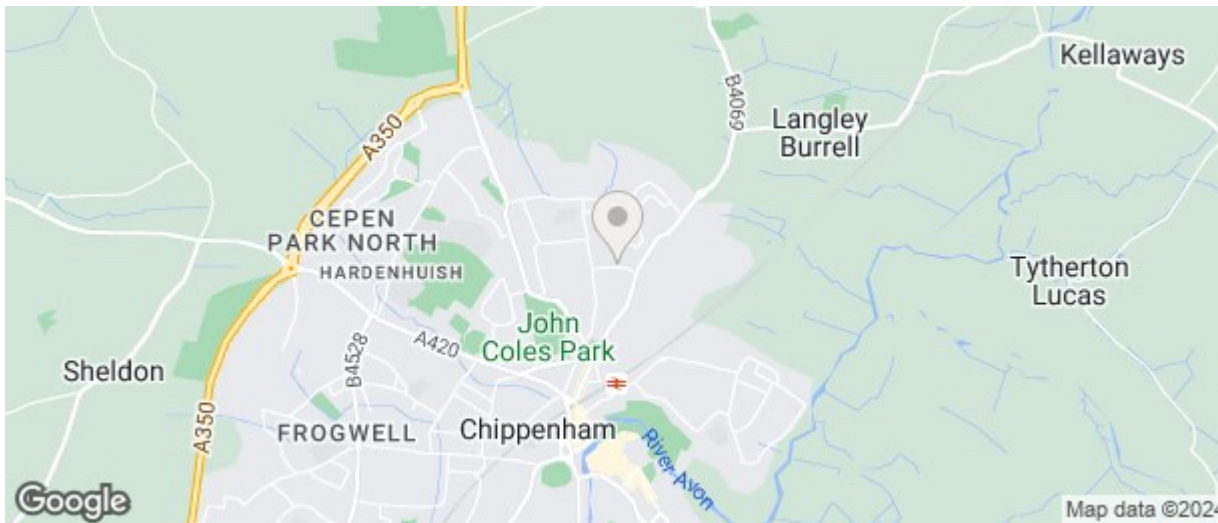




BIRCH GROVE, CHIPPENHAM SN15 1DD

TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	68	
(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		
<b>England &amp; Wales</b> 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>		
(1-38) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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