





This well presented three bedroom semi detached property has been extended to the rear providing an extended kitchen area and dining room. The accommodation is based around an entrance hall with doors leading a downstairs cloakroom, Study, Kitchen, dining room, and lounge. On the first floor the landing leads to the family bathroom and all three bedrooms. Further benefits include a replacement combination boiler and double glazing throughout. Externally the property sits within a large plot with ample parking to the front along with a good size enclosed garden to the rear and single garage.

#### 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 Canopy

#### Entrance Hall

Upvc double glazed windows to and door to front, doors to lounge, study, kitchen, WC, stairs to first floor landing, under stairs cupboard, radiator.

#### Cloakroom

Obscured Upvc double glazed window to side, two piece white suite comprising low level WC and vanity wash hand basin.

#### Study 3.94m x 3.30m (12'11" x 10'10")

Upvc double glazed bay window to front, French doors to dining room, radiator, wooden flooring.

#### Lounge 3.68m x 2.84m (12'01" x 9'04")

Wood burning stove, opening to dining room, radiator, wooden flooring.

#### Dining Room 3.30m x 2.74m (10'10" x 9'00")

Upvc double glazed french doors to rear, door to kitchen, radiator, wall lights, wooden flooring.

#### Kitchen 4.04m x 2.03m (13'03" x 6'08")

Upvc double glazed windows to side and rear, fitted kitchen offering a matching range of wall, base and display units, sink drainer inset to rolled edge work surfaces, part tiled, space for oven with cooker hood over, space and plumbing for automatic washing machine, dishwasher, built in fridge, radiator, wooden flooring.

#### Landing

Upvc double glazed window to side, airing cupboard, access to roof void housing combination boiler with ladder, doors to;

#### Bedroom One 3.58m x 2.95m (11'09" x 9'08")

Upvc double glazed window to rear, radiator, wardrobes.

#### Bedroom Two 3.23m x 3.00m (10'07" x 9'10")

Upvc double glazed window to front, radiator.

#### Bedroom Three 2.54m x 2.26m (8'04" x 7'05")

Upvc double glazed window to front, radiator.

#### Bathroom

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

#### Front

Gravelled driveway along with hardstanding providing plenty of off road parking along with side access.

#### Rear Garden

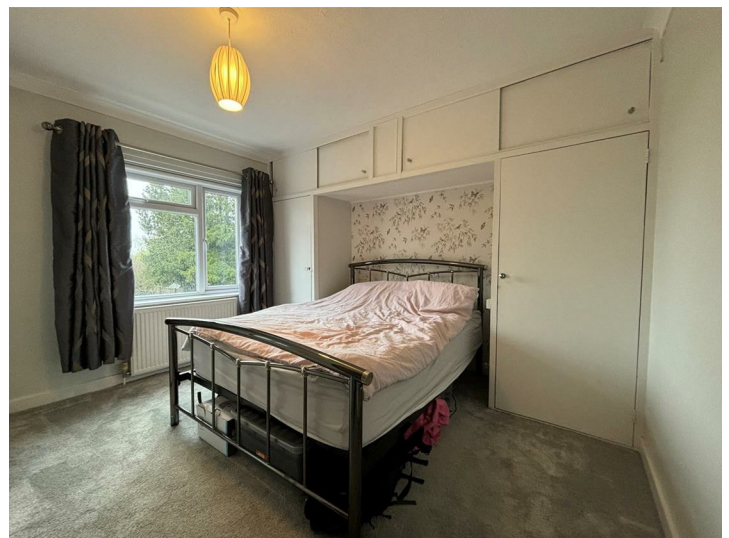
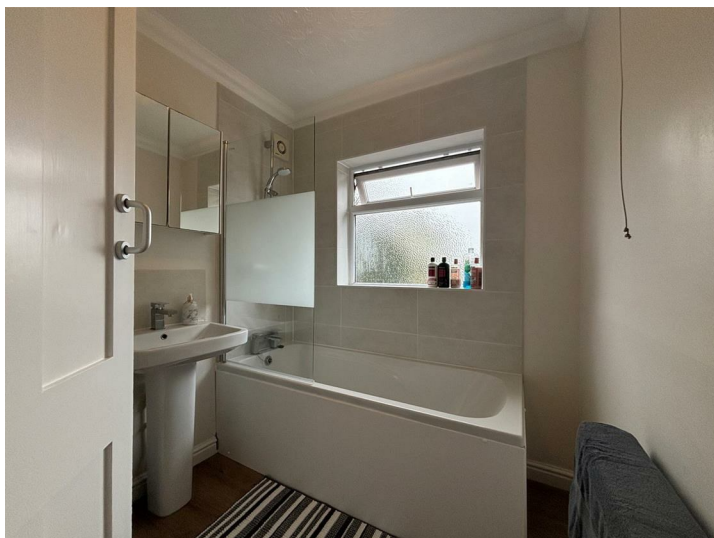
Large enclosed rear garden with established planting, patio, timber shed and detached single garage with up and over door to front, side door and power.

#### Property Information

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

Wiltshire Council Tax - Band C

Tenure - Freehold



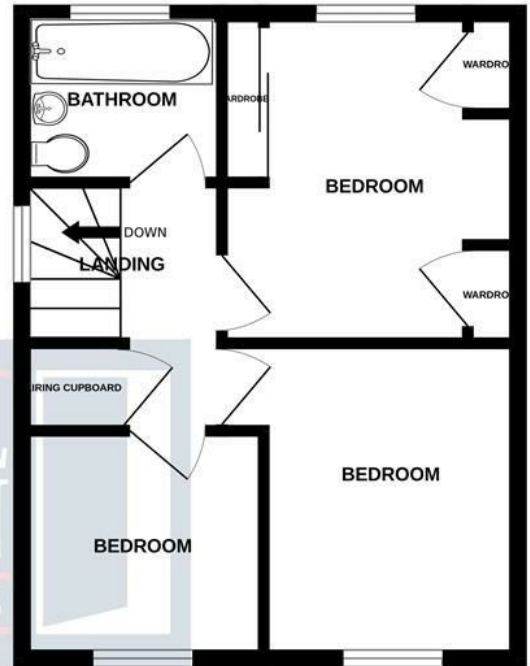
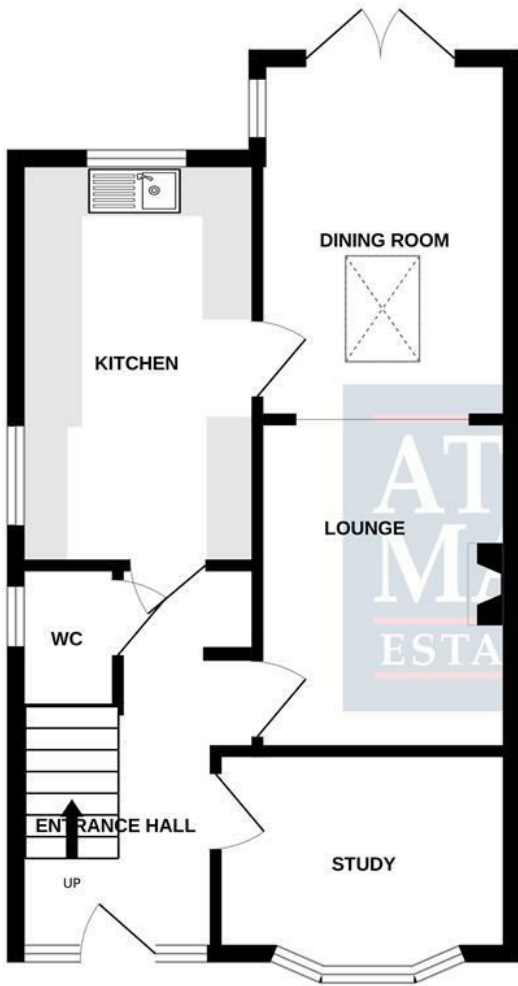




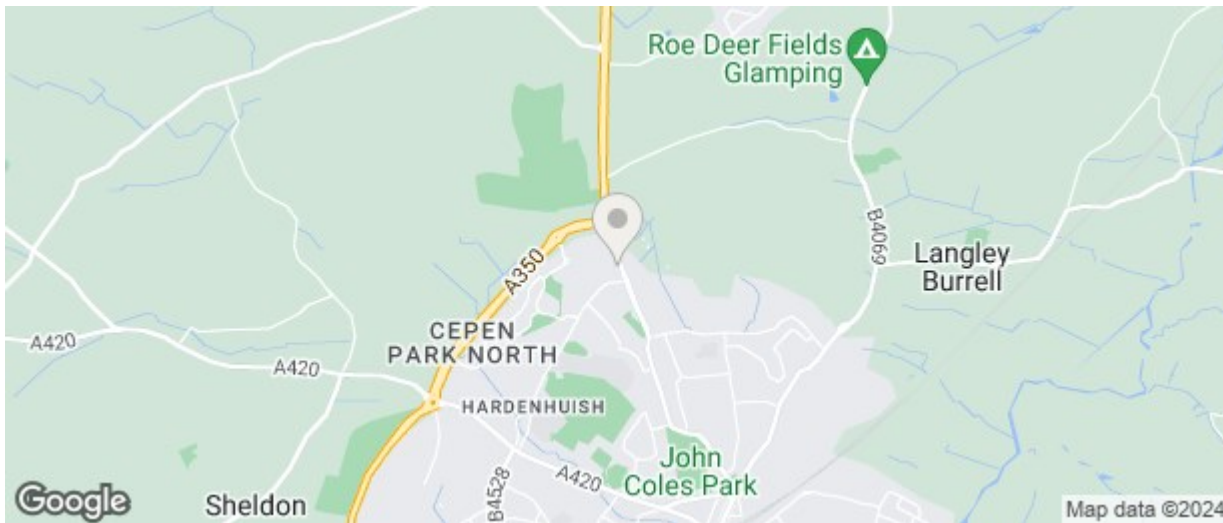


GROUND FLOOR

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>		
(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 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>		
(1-20) <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