



Welcome to this terraced house located in the popular residential area of Southmead, Chippenham. This property boasts two reception rooms, three bedrooms, and a modern kitchen and shower room, offering ample space for comfortable living.

Although this house is in need of updating, it presents a fantastic opportunity for those looking to put their own stamp on a property and create their dream home. The empty property allows for a blank canvas to work with, making it an exciting project for those with a creative vision.

Situated close to schools and shops, this home offers convenience and accessibility to everyday amenities.

Don't miss out on the chance to transform this house into a beautiful and modern living space. Embrace the potential this property holds and envision the possibilities that await you. Contact us today to arrange a viewing and take the first step towards making this house your own.

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 Hall

Upvc double glazed window to front, Upvc double glazed door to front, doors to lounge, kitchen and WC, stairs to first floor landing, under stairs cupboard, wall mounted heater.

Cloakroom

Obscured Upvc double glazed window to front, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back.

Lounge 5.33m x 4.06m (17'06" x 13'04")

Upvc double glazed windows to rear, door to hallway, wall mounted heater.

Kitchen/Breakfast Room 5.33m x 3.81m (17'06" x 12'06")

Upvc double glazed window to front, door to entrance hall, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to work surfaces, splash backs, integrated double electric oven and four ring electric hob with matching cooker hood over, build in automatic washing machine, dishwasher, tumble dryer, fridge freezer.

Dining Area 3.76m x 2.59m (12'04" x 8'06")

Upvc double glazed window to rear, sliding french doors to garden, archway to kitchen area, wall mounted heater.

Landing

Upvc double glazed window to front, cupboard, airing cupboard, wall mounted electric heater.

Bedroom One 3.51m x 2.95m (11'06" x 9'08")

Upvc double glazed window to rear, wall mounted heater.

Bedroom Two 3.51m x 2.95m (11'06" x 9'08")

Upvc double glazed window to rear, wall mounted heater, fitted wardrobes.

Bedroom Three 3.51m x 1.93m (11'06" x 6'04")

Upvc double glazed window to rear, wall mounted heater.

Shower Room

Obscured Upvc double glazed window to front, fitted with a three piece white suite comprising shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, wall mounted heater, extractor fan.

Garden

Fully enclosed rear garden, paved with rear access.

Property Information

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

Wiltshire Council Tax - Band B

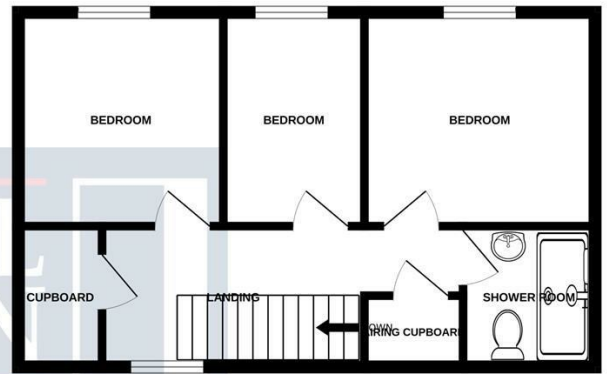
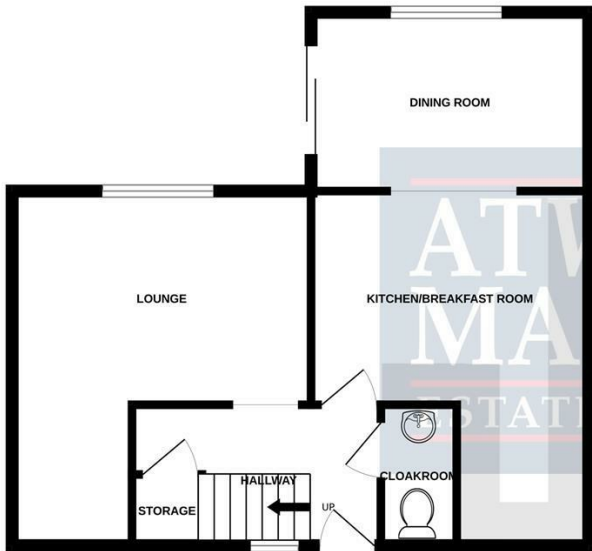
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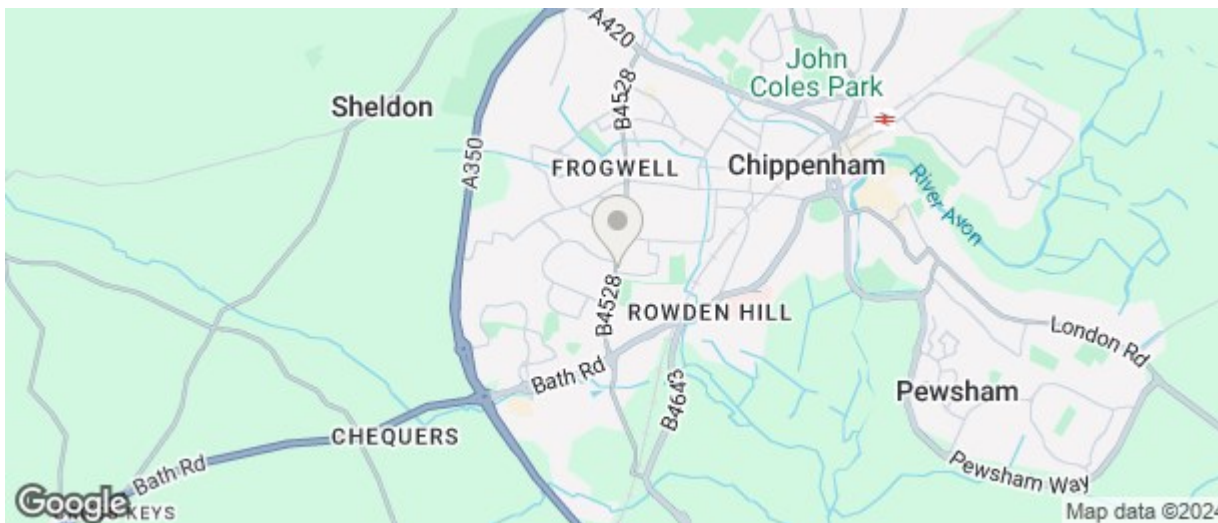


GROUND FLOOR

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		80
	45	
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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