



This well presented three bedroom semi detached property is located within a popular area of Chippenham offering great commuter link along with local shop and schools. The accommodation is based around an entrance porch with access to the lounge and fabulous kitchen/dining room. On the first floor the landing leads to all three bedrooms and the family bathroom. Externally the property sits within an established plot with parking to the side along with additional parking to the front providing spaces for a least three cars. To the rear is an enclosed rear garden with paved patio areas and side access leading to the front.

#### 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

Upvc double glazed window to front, Upvc double glazed door to front, door to lounge, mat well, stairs to first floor landing, tiled flooring, radiator.

#### Lounge 4.50m x 4.45m (14'09" x 14'07")

Upvc double glazed window to front, door to kitchen, radiator, stairs to first floor.

#### Kitchen 4.45m x 2.92m (14'07" x 9'07")

Fitted kitchen offering a matching range of wall, base and display units, one and a half bowl ceramic sink drainer inset to work surfaces, part tiled, space for oven, cooker hood over, space and plumbing for automatic washing machine, dishwasher, built in fridge and freezer, wall mounted combination boiler, tiled flooring.

#### Dining Area 4.11m x 2.97m (13'06" x 9'09")

Upvc double glazed windows to side and rear, french doors to side, radiator, sky lights.

#### Landing

With access to roof void, airing cupboard, doors to;

#### Bedroom One 3.86m x 2.44m (12'08" x 8'00")

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

#### Bedroom Two 2.92m x 2.39m (9'07" x 7'10")

Upvc double glazed window to rear, radiator, built in double wardrobe.

#### Bedroom Three 2.72m x 1.96m (8'11" x 6'05")

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

#### Bathroom

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

#### Front

Gravelled frontage with access to front door, parking to the side along with additional parking to the front.

#### Rear Garden

Established enclosed rear garden, laid to lawn with two patio area, timber sheds, electrical points and side access.

#### Property Information

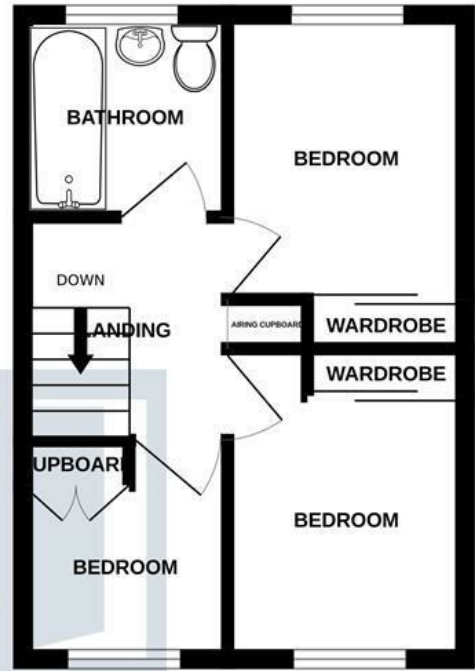
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

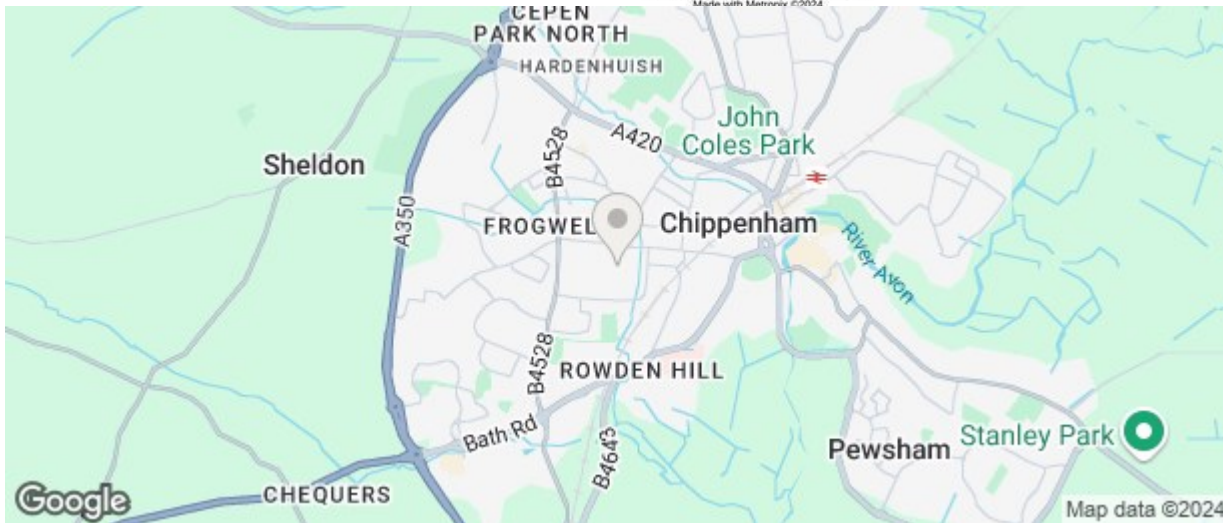
Tenure - Freehold







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.  
 Maria with Martovoy 202524



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		<b>72</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		
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