





A modern three bedroom semi-detached family home situated in a popular cul-de-sac on the western side of town offering good access to shops, commuter links and schooling. The accommodation briefly comprises; entrance hall, cloakroom, sitting room and kitchen/dining room to the ground floor. The first floor provides; landing area, master bedroom with en-suite, two further bedrooms and family bathroom. Externally there is a detached single garage and driveway parking, front and enclosed gardens to rear. 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 Hall

Canopy porch with double glazed composite security door to hallway, doors to kitchen/dining room, cloakroom and sitting room, carpeted stairs to the first floor landing, radiator, carpeted.

##### Cloakroom

With obscure upvc double glazed window to front, two piece suite comprising; low level w/c and pedestal wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

##### Sitting Room 5.05m x 3.02m (16'7" x 9'11")

With upvc double glazed box window to front, upvc double glazed French door lead out to the rear garden, door to hallway, radiator, carpeted flooring.

##### Kitchen / Dining Room 5.05m max x 2.46m max (16'7" max x 8'1" max)

With upvc double glazed window to front, upvc double glazed French doors to rear garden, door to hallway, door to under stairs storage cupboard, fitted kitchen offering a range of wall and base units, one and a half bowl sink / drainer inset to rolled edge worksurfaces with upstands, integrated electric over and four ring gas hob with extractor over, integrated white goods including; automatic washing machine, dishwasher & fridge/freezer, wall mounted combination boiler, radiator, vinyl flooring.

##### First Floor

##### Landing

With upvc double glazed window to rear, cupboard, radiator, access to loft hatch (insulated), carpeted flooring. Doors to...

##### Master Bedroom 4.01m max x 2.54m max (13'2" max x 8'4" max)

With two upvc double glazed windows to front, carpeted flooring. Radiator, Door to...

##### En-Suite

With obscure upvc double glazed window to front, fitted with a three piece suite comprising; shower cubicle, low level w/c and pedestal wash hand basin, part tiling, radiator, extractor fan, vinyl flooring.

##### Second Bedroom 3.05m x 2.69m (10' x 8'10")

With upvc double glazed window to front, radiator, carpeted flooring.

##### Third Bedroom 2.21m x 1.88m (7'3" x 6'2")

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

##### Family Bathroom

With obscured upvc double glazed window to rear, three piece suite comprising; bath with mixer shower attachment, low level w/c and pedestal wash hand basin, part tiling, radiator, extractor fan, vinyl flooring.

##### Externally

##### Front Garden

The front garden is laid to lawn and enclosed by metal railings, path to front door and gated access to rear garden.

##### Rear Garden

The rear garden is mainly level and fence enclosed, gate to front, lawn area, kids play area and patio area.

##### Single Garage & Driveway 6.55m x 2.92m (21'6" x 9'7")

The single garage is detached and situated to the immediate left of the property with a double driveway in front. The garage has an up and over door to front and eaves storage.

##### Property Information

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

Wiltshire Council Tax - Band D

Tenure - Freehold with a Development Service Charge of - £000.00 per annum



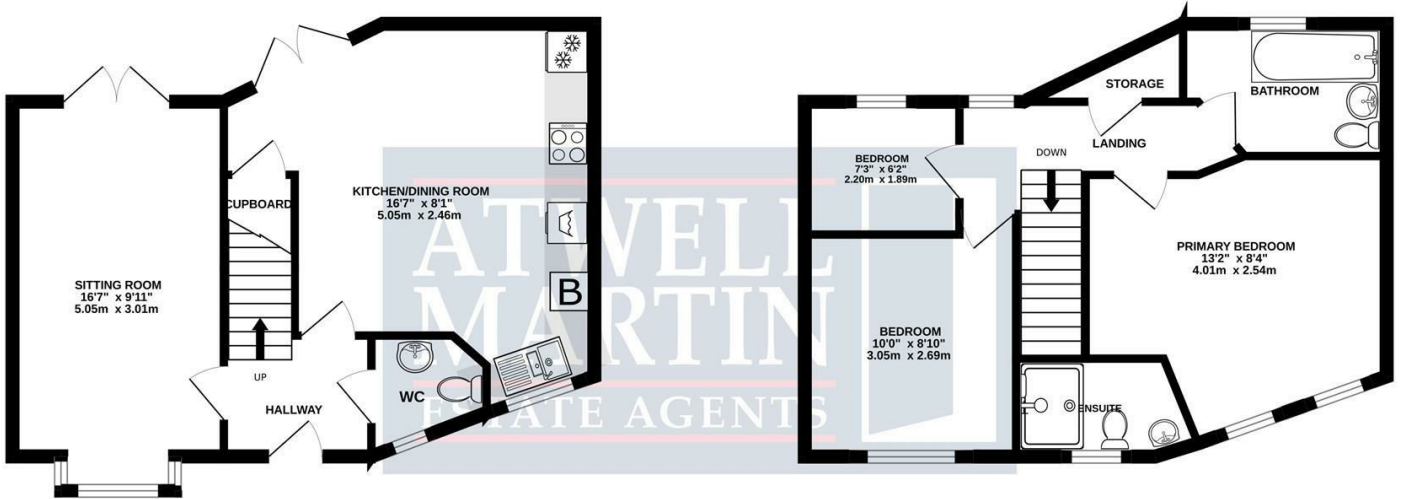






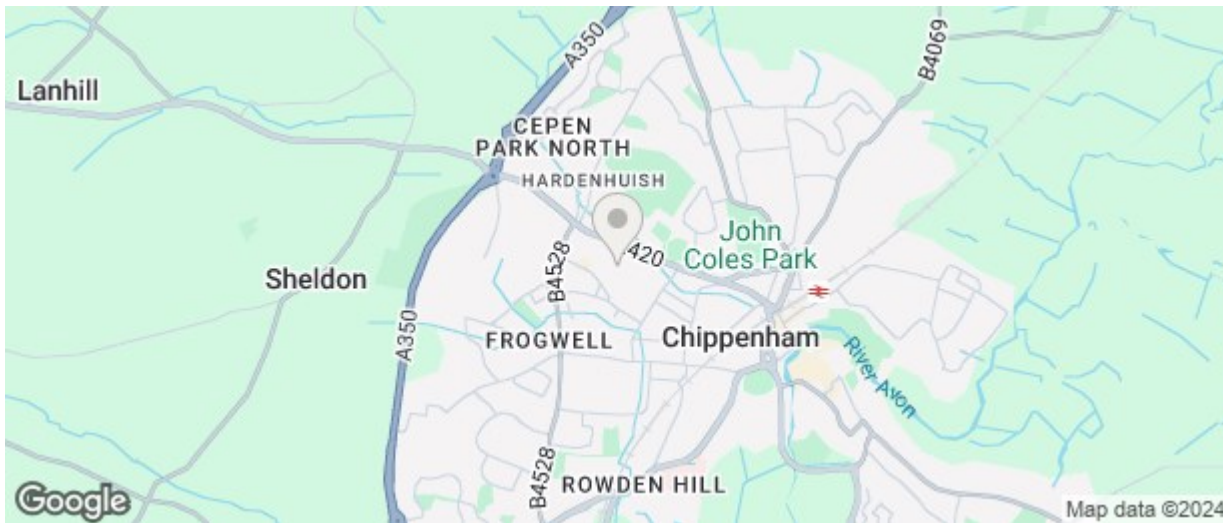
GROUND FLOOR

1ST FLOOR



SIGNAL WAY CHIPPENHAM, SN14 0FP

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			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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