



This extended two bedroom terrace offers well proportioned accommodation over two floors. The property is situated within a popular residential area towards the western side of Chippenham and offers easy access to the M4 and local schools and shops. The accommodation is accessed via an entrance porch, large sitting/dining room, cloakroom and fabulous kitchen extension. On the first floor the landing leads to both double bedrooms and shower room. Externally the property also benefits from off road parking and a private well maintained rear garden.

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 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 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 windows to front and side, doors to lounge and front.

Living/Dining Room 6.32m x 3.28m (20'09" x 10'09")

Upvc double glazed window to front, double doors to kitchen, wall mounted electric fire place, door to stairs, radiator, telephone point, television point.

Cloakroom

Two piece white suite comprising low level WC and pedestal wash hand basin, extractor fan, towel rail radiator.

Kitchen 3.53m x 2.82m (11'07" x 9'03")

Upvc double glazed window to rear, door to garden, fitted kitchen offering a matching range of wall and base units, ceramic sink drainer inset to rolled edge work surfaces, splash backs, integrated double electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, dishwasher, fridge freezer, wall mounted combination boiler, radiator, wood effect flooring.

Landing

Access to roof void, doors to;

Bedroom One 3.51m (11'06")

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

Bedroom Two 2.74m x 2.21m (9'00" x 7'03")

Upvc double glazed window to rear, radiator.

Shower Room

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising corner shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan.

Externally

Low maintenance front garden with feature stone built well and pathway to front.

Rear Garden

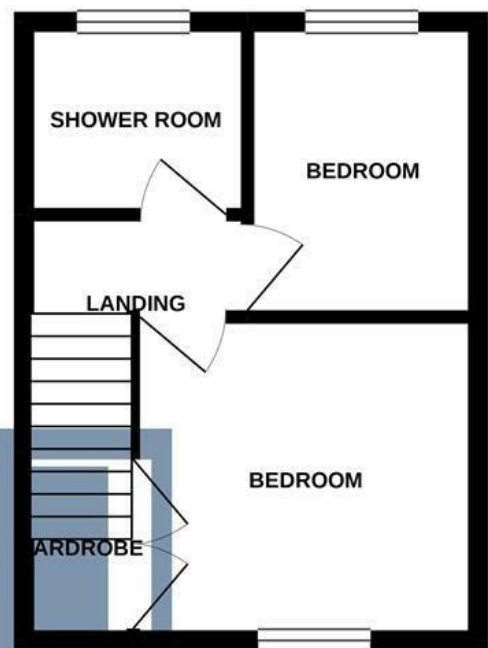
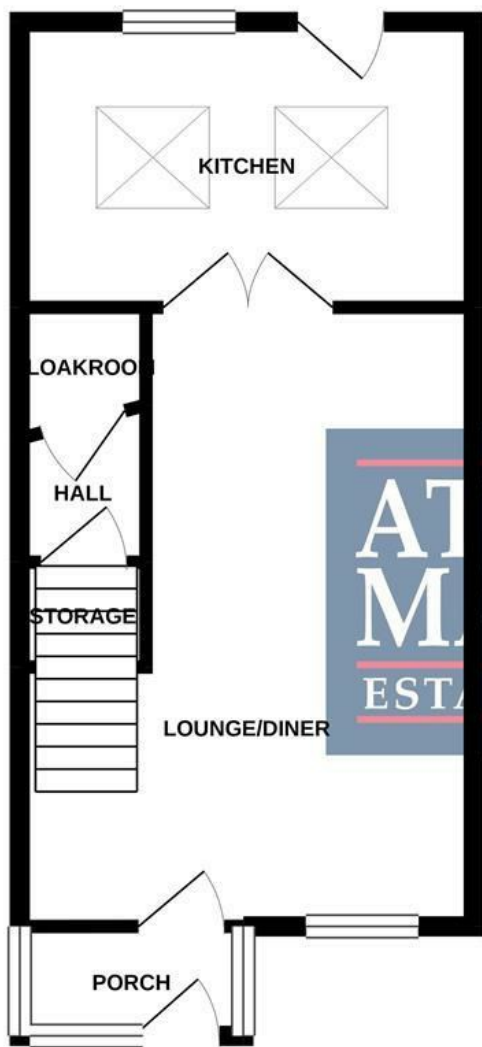
Enclosed rear garden laid to lawn with block paved patio area timber shed and gate offering rear access.

Parking

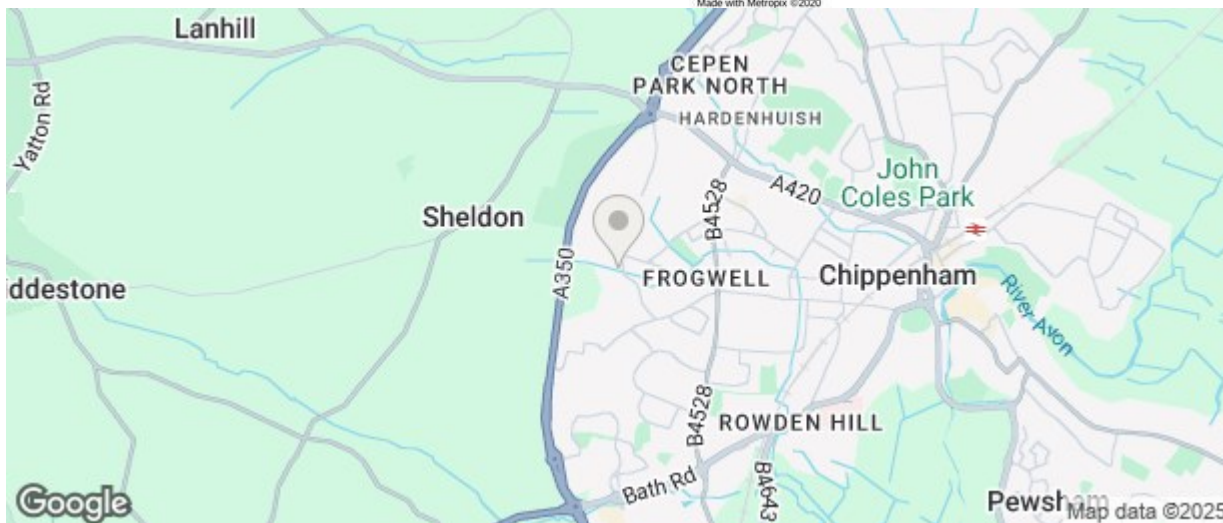
Allocated parking can be found only a short distance away from the property.







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		87
(81-91) B		
(69-80) C	71	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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		

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