

Nestled in the desirable area of Middle Leaze, Chippenham, this modern townhouse offers a perfect blend of comfort and convenience. Built in 2007, the property boasts a contemporary design that caters to the needs of modern living.

Upon entering, you are welcomed by a spacious entrance hall, part-converted garage, wet room and a super kitchen/dining room. This layout provides a versatile space that can be tailored to your lifestyle.

The townhouse features three well-proportioned bedrooms, providing ample space for families. The two bathrooms ensure that morning routines are a breeze, adding to the practicality of this lovely home.

Outside, the property benefits from off road parking to the front and an enclosed garden with a detached home office which has been fully insulated and offers power & light. The location in Middle Leaze conveniently close to local amenities including shops, schools and transport links, making it an ideal choice for commuters and families alike.

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.

Property Information

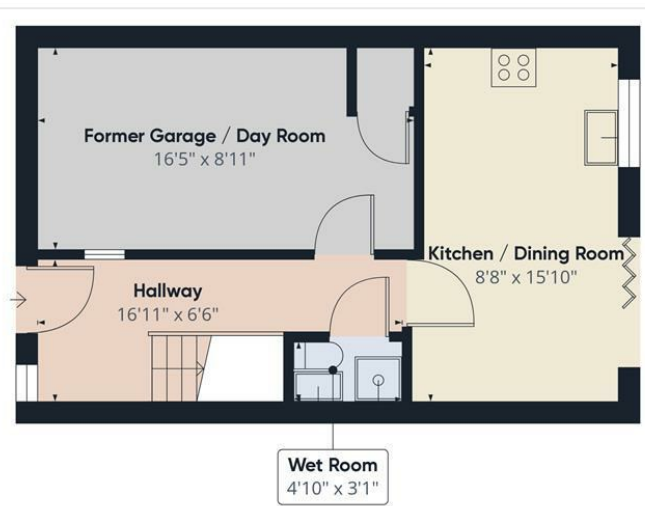
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

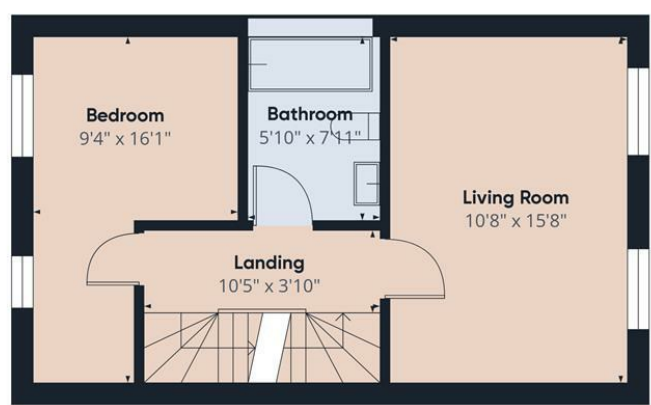
Tenure - Freehold







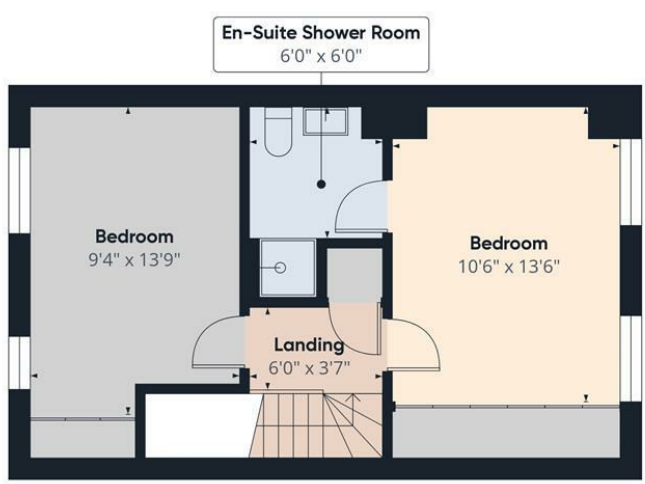
Ground Floor Building 1



Floor 1 Building 1



Approximate total area[®]
1272.61 ft²



Floor 2 Building 1



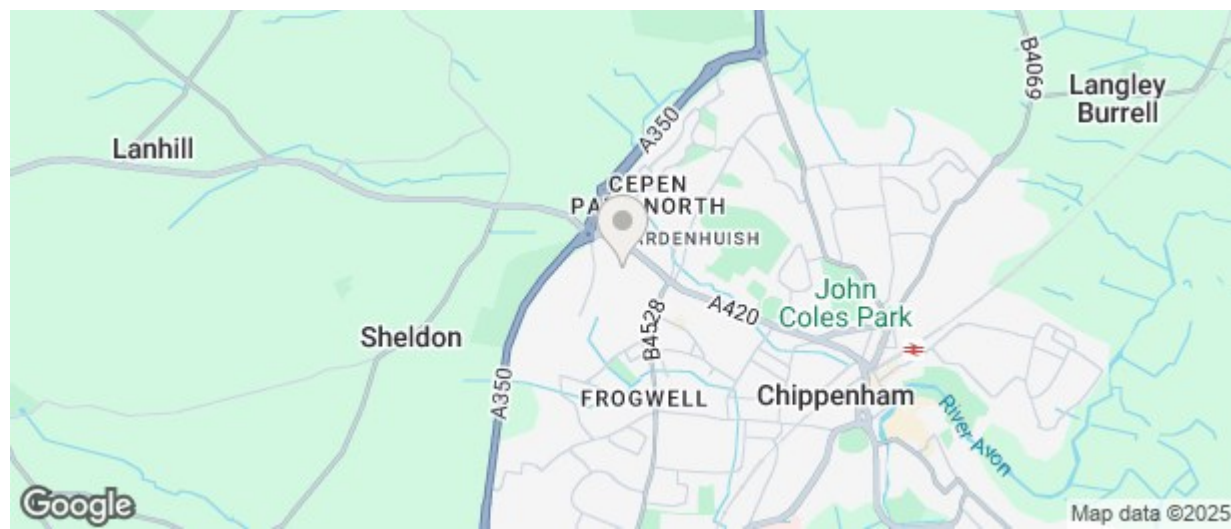
Ground Floor Building 2

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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		
(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