

Nestled in the charming Gabriel Mews, Chippenham, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the quality kitchen, which is equipped with fitted appliances, making it a delight for any culinary enthusiast.

The house has been thoughtfully extended to the rear, featuring an impressive vaulted ceiling that enhances the sense of space and light. Each of the three bedrooms is well-proportioned, ensuring comfort. The stylish bathroom and en suite are designed with modern fixtures, adding to the overall appeal of the property.

For those who value practicality, this home offers parking for up to three vehicles, along with the added benefit of an electric vehicle charger. The property is double glazed throughout, ensuring energy efficiency and a peaceful atmosphere. Additionally, gas central heating and an air conditioning unit in the main bedroom provide year-round comfort.

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.

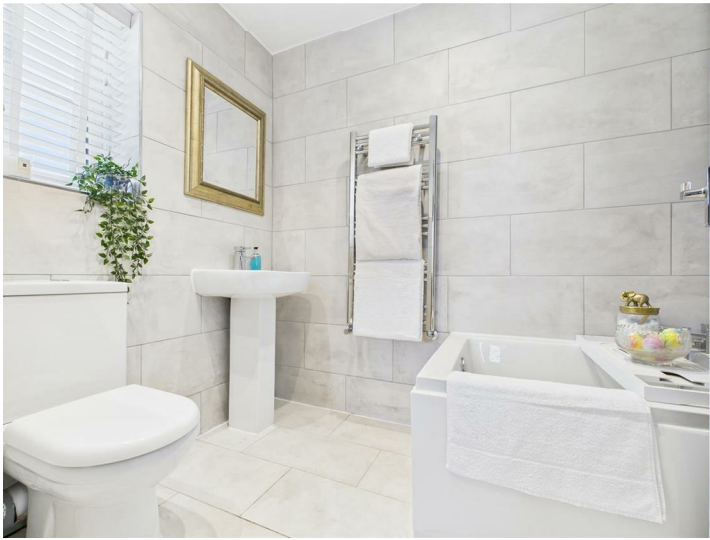
Property Information

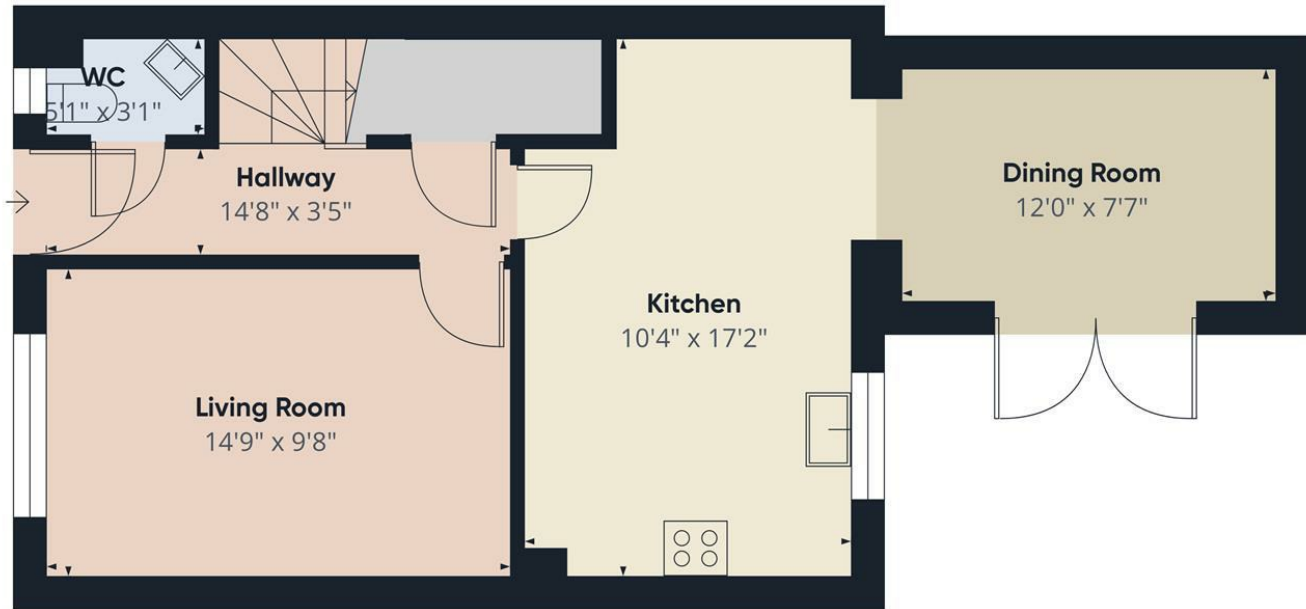
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating, Air Conditioning Unit.

Wiltshire Council Tax - Band C

Tenure - Freehold







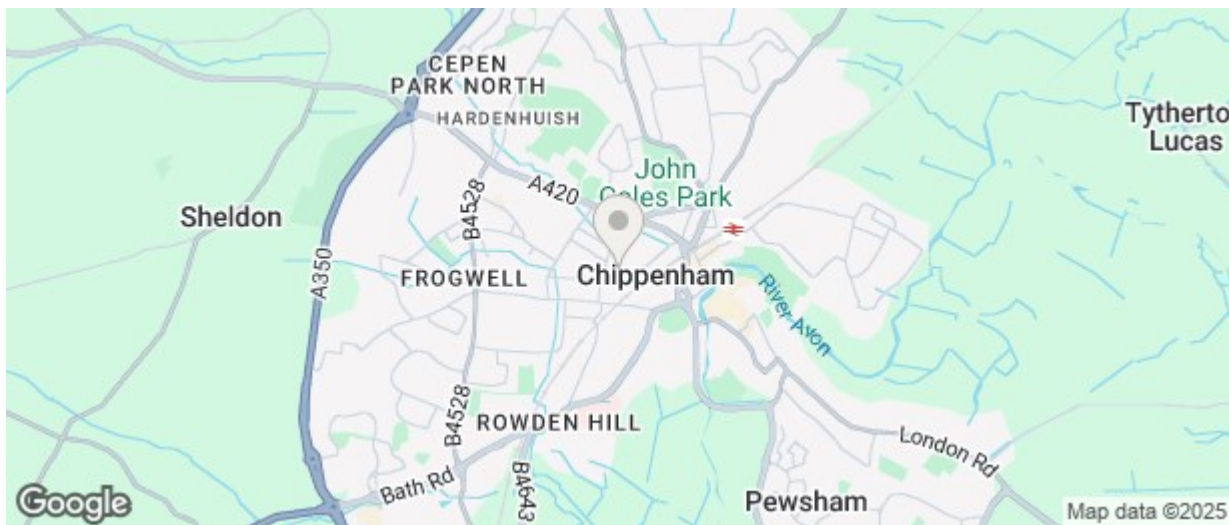
Approximate total area⁽¹⁾
518 ft²

(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		
(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		
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