



Nestled in the charming area of Parkfields, Chippenham, this beautifully presented three-bedroom semi-detached house offers a delightful blend of comfort and style. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed flexible accommodation is perfect for families or those seeking a versatile living environment.

The interior features quality fixtures and fittings, with a stylish kitchen that is sure to impress any culinary enthusiast. The modern bathroom complements the overall aesthetic of the home, ensuring a contemporary feel throughout.

Step outside to discover a lovely elevated rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air.

Conveniently located, this property is just a stone's throw away from the popular John Coles Park, perfect for leisurely strolls or family outings. Additionally, Chippenham Town Centre is within easy reach, offering a variety of shops, cafes, and amenities to cater to your everyday needs.

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 - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







Ground Floor



Floor 1

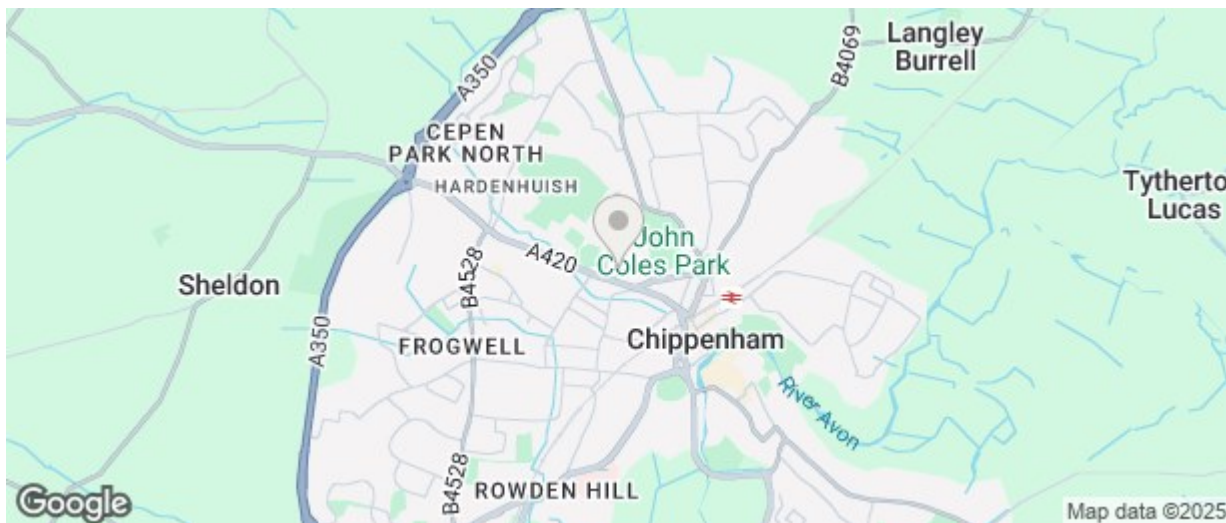
Approximate total area⁽¹⁾
1121 ft²

(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