



Nestled in the charming village of Kington St. Michael, this delightful two-bedroom terraced cottage offers a perfect blend of modern living and traditional character. Beautifully presented over three floors, the property boasts a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

Upon entering, you are greeted by a modern kitchen providing a functional yet stylish area for culinary pursuits. It is designed to meet the needs of contemporary living while maintaining the cottage's unique charm. From the kitchen you will find a well-appointed reception room that serves as a cosy space for relaxation or entertaining guests.

The property includes two comfortable bedrooms, each offering a peaceful retreat at the end of the day. The stylish bathroom is a true highlight, featuring a luxurious roll-top bath that invites you to unwind and indulge in a soothing soak.

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 - Kington St Michael

Kington St Michael is a popular village which has local amenities to include primary school (recently awarded Outstanding by Ofsted), thriving public house, community run village shop, café and a church. The village also offers many active community groups. 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.

Property Information

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

Wiltshire Council Tax - Band B

Tenure - Freehold





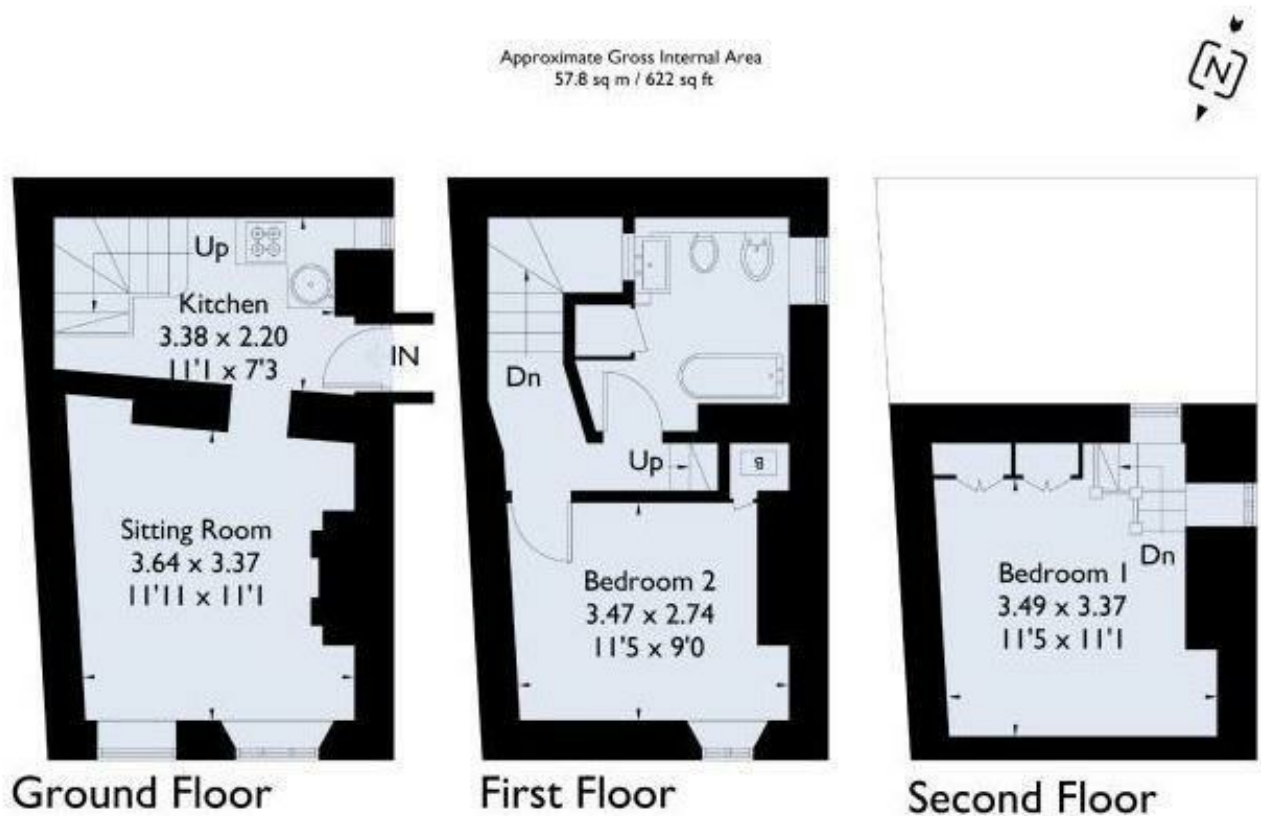
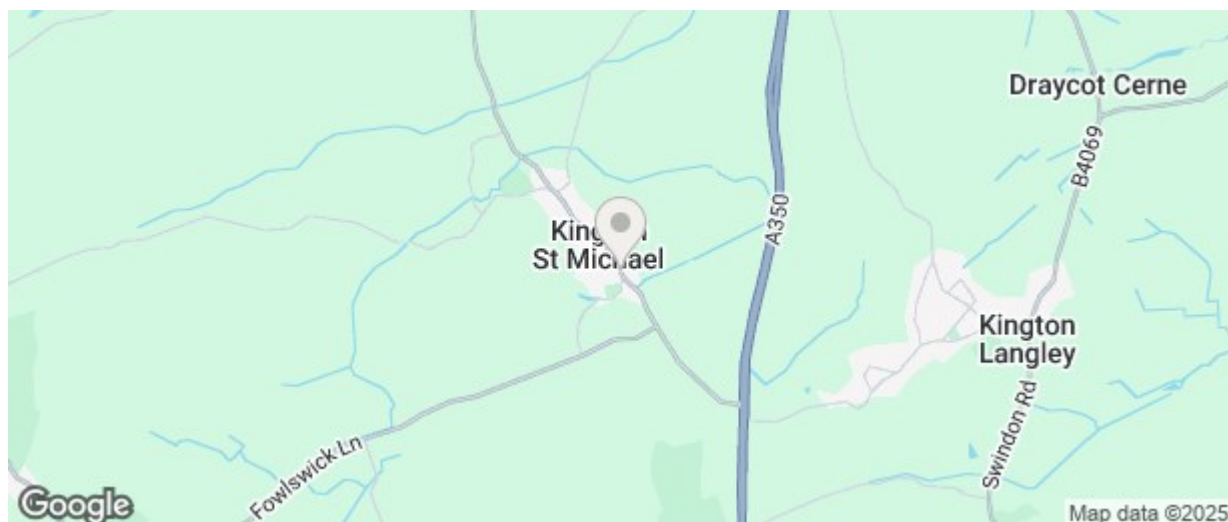


Illustration for identification purposes only. Not to scale
Ref: 178476



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		55
(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		
(49-54) 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