



Nestled in the charming village of Kington St. Michael, this modern semi-detached house on The Ridings offers a delightful blend of comfort and convenience. The flexible accommodation briefly comprises; entrance porch, entrance hall, cloakroom, open plan sitting/dining room, study/bedroom three and kitchen with utility room to the ground floor. The first floor provides landing area, primary bedroom with fitted wardrobes & en-suite and second bedroom with playroom and fitted wardrobes.

Externally, the property boasts a super garden room for relaxing and entertaining, a gravel driveway, detached garage divided into two store rooms, open front garden with views over the surrounding countryside and an enclosed garden to rear.

The surrounding village offers a peaceful atmosphere while still being within easy reach of Chippenham, where you can find a variety of shops, restaurants, and amenities. With ONWARD CHAIN IN PLACE an internal viewing is highly recommended.

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.

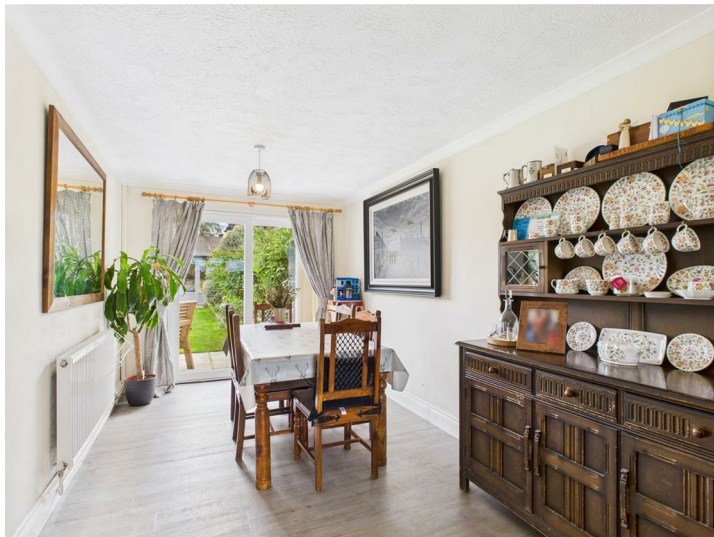
Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

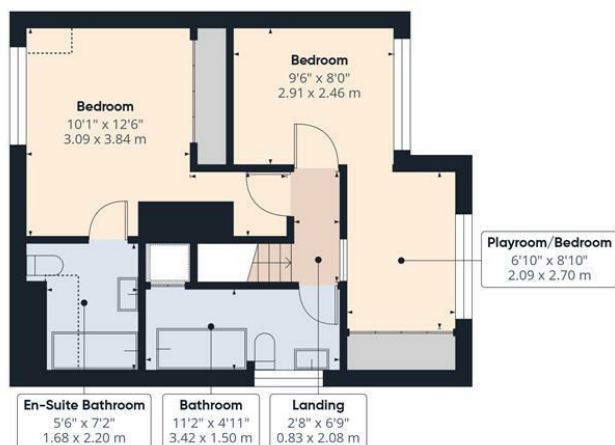
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







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ESTATE AGENTS

Approximate total area⁽¹⁾1358 ft²126.3 m²

Reduced headroom

14 ft²1.3 m²

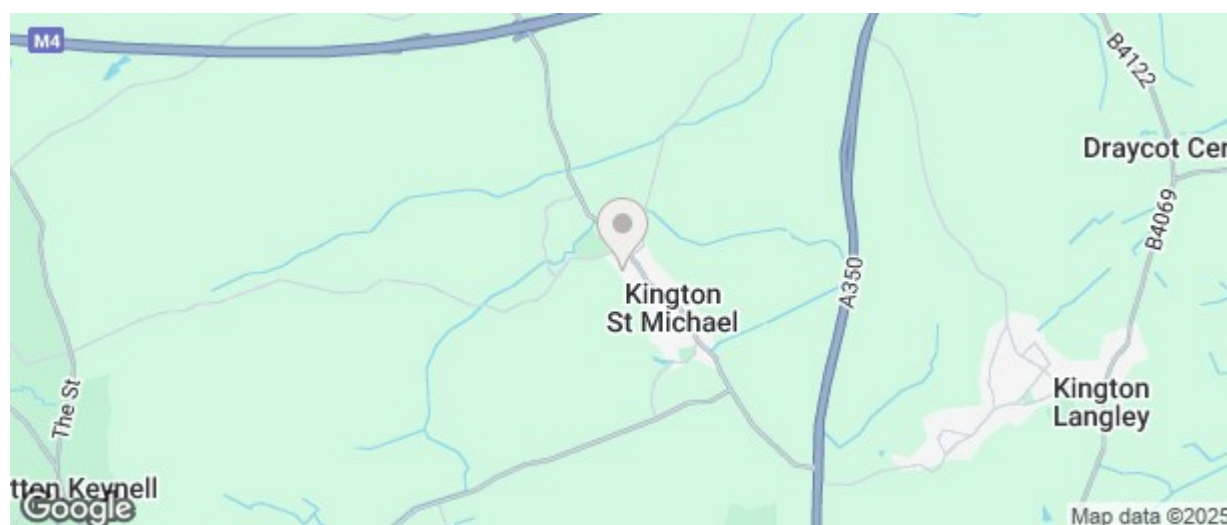
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 67 86			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 67 86			
Not environmentally friendly - higher CO₂ 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