



Located in Barken Road, West Chippenham, this modern semi-detached house presents an excellent opportunity for families and professionals alike. The accommodation briefly comprises; canopy porch, entrance hall with under stairs storage, dual aspect sitting/dining room and refitted kitchen with integral appliances to the ground floor. The first floor boasts three bedrooms, landing area and a contemporary refitted bathroom. The modern design elements throughout the property create a warm and welcoming atmosphere, making it easy to envision yourself living here.

One of the standout features of this home is the large gravelled driveway parking area to front and the large and level, fence enclosed garden to rear which has gated side access back to the front.

Located in this popular area of Chippenham, this property is well-positioned to take advantage of local amenities, schools, and transport links, making it an ideal choice for those seeking a balance of comfort and convenience. Whether you are looking to settle down or invest, this semi-detached house on Barken Road is a wonderful option that should not be missed. NO ONWARD CHAIN.

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

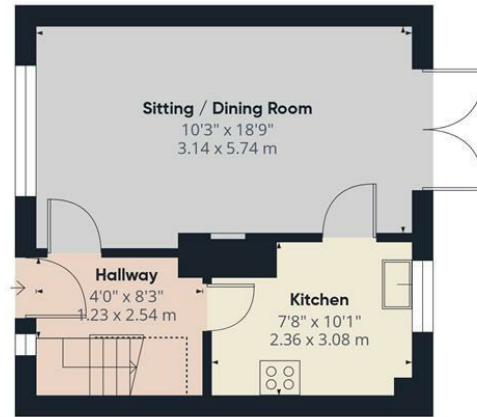
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating (Replacement Combination Boiler Situated in the Loft)

Wiltshire Council Tax - Band B

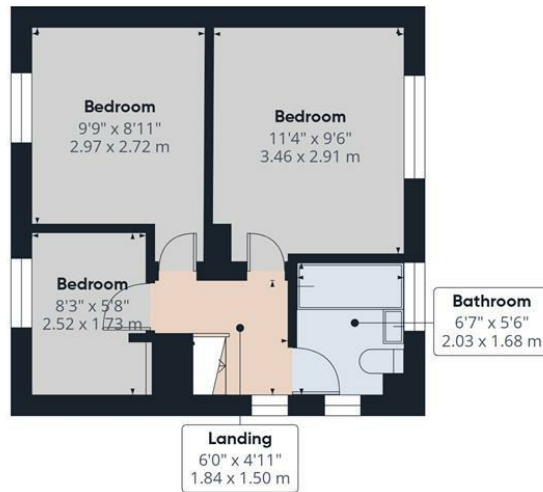
Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾

654 ft²
60.7 m²

Reduced headroom

12 ft²
1.1 m²

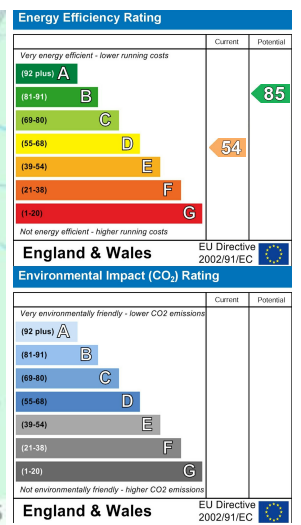
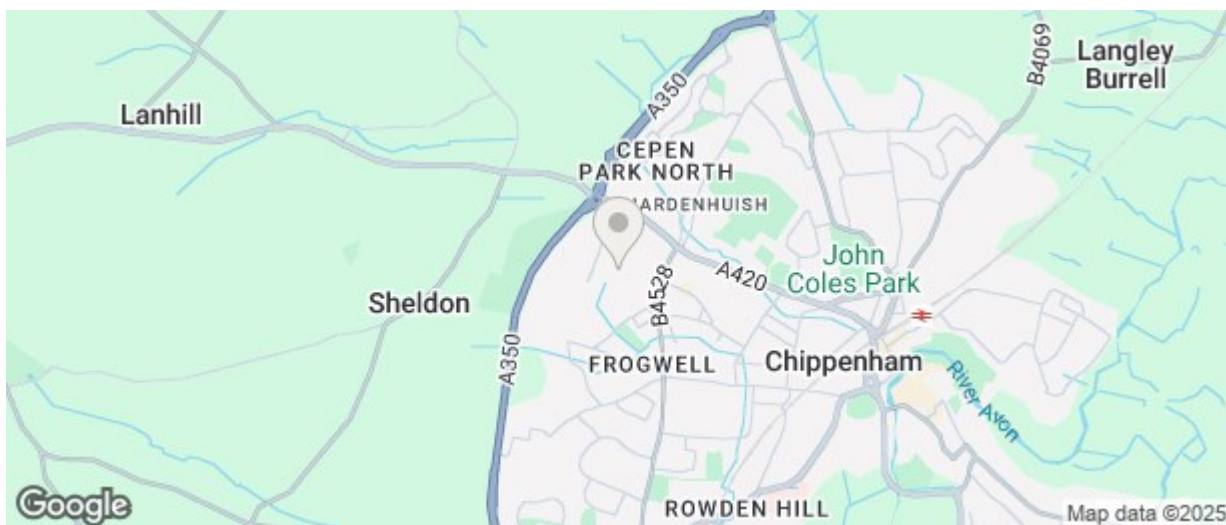
(1) Excluding balconies and terraces

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.

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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