





Nestled in the charming area of Curlew Drive, Chippenham, this delightful semi-detached house offers a perfect blend of comfort and style. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-appointed lounge provides a welcoming atmosphere, perfect for relaxation, while the separate dining room is an excellent setting for entertaining guests or enjoying family meals.

The kitchen is designed for practicality, ensuring that cooking and meal preparation is a pleasure. Each of the three bedrooms is spacious, allowing for personalisation and comfort. The two bathrooms add convenience, making morning routines a breeze for busy households.

Outside, the landscaped garden presents a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues. Additionally, the property includes a garage, providing secure storage for vehicles or additional belongings.

## 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 D

Tenure - Freehold











Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

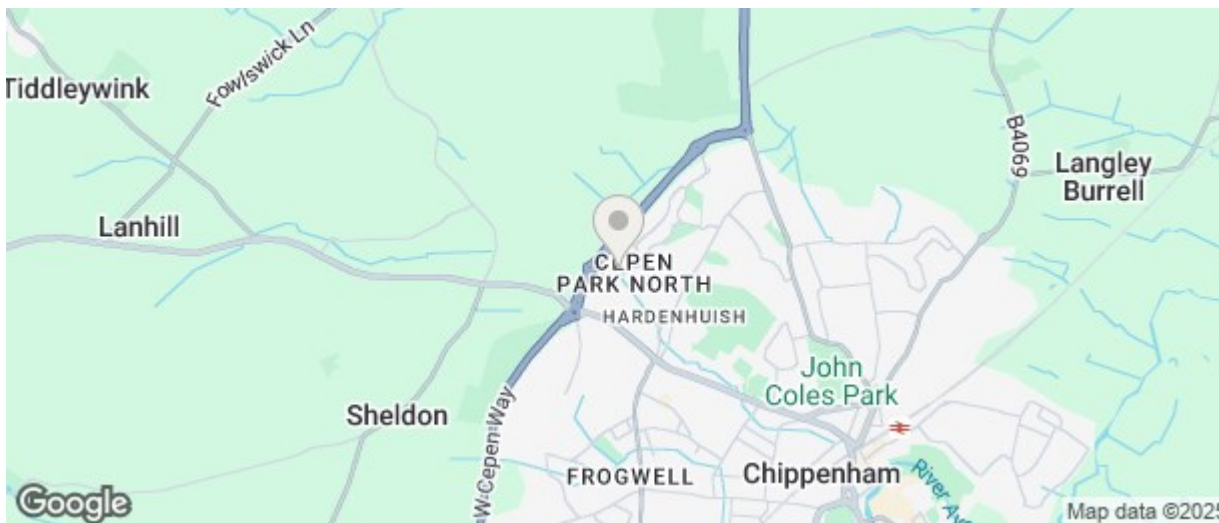
1092 ft<sup>2</sup>

101.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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