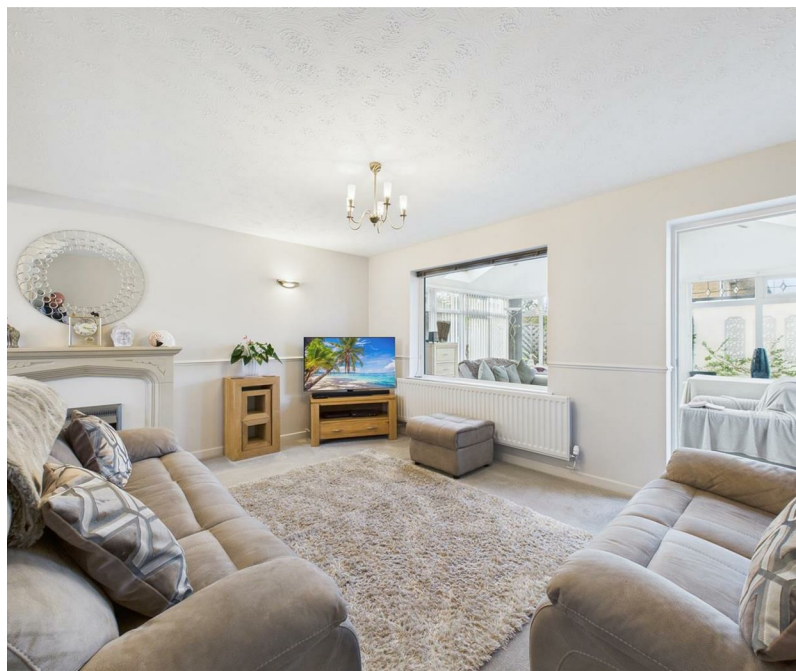




Culverwell Road, Chippenham

Offers in excess of £400,000

Nestled on the desirable Culverwell Road in Chippenham, this beautifully presented three-bedroom detached house is a true gem. Perfectly situated, it offers easy access to local schools and excellent commuter links, making it an ideal choice for families and professionals alike.

Upon entering, you will find a spacious reception room that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped with water softener and extractor and built in dishwasher. the utility area offer additional space for white goods along with a wall mounted boiler with door leading to a downstairs cloakroom. The property boasts a well-appointed bathroom and en suite, ensuring convenience for all residents.

One of the standout features of this home is the large conservatory, complete with a solid roof, which overlooks the well-maintained rear garden. This space is perfect for enjoying the natural light and views of the garden throughout the year. The outdoor area is complemented by beautifully kept front, side, and rear gardens plus additional electrical sockets located near the pond. The garden provides a tranquil retreat for outdoor activities or simply unwinding in the fresh air.

## 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

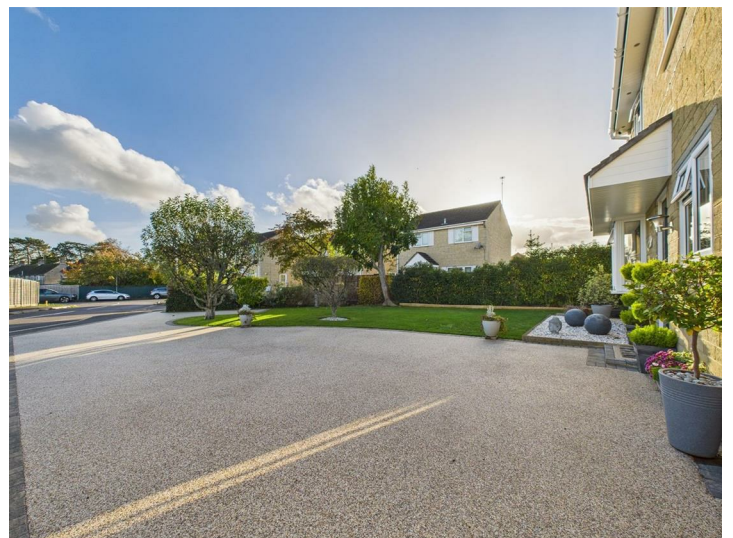
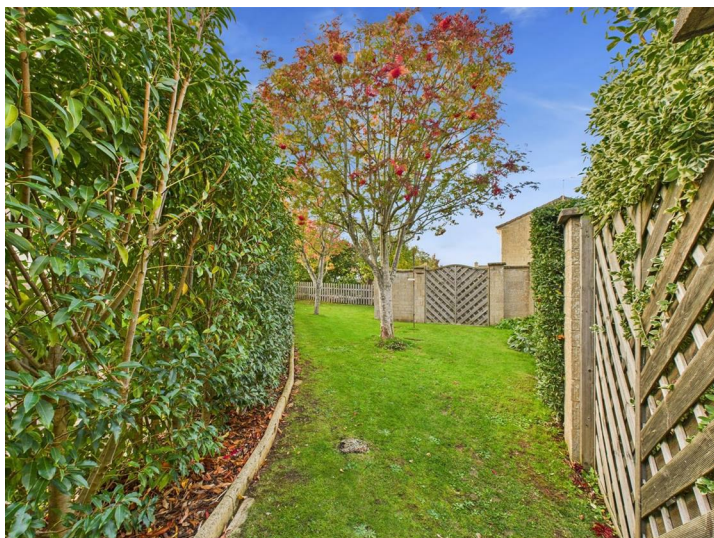
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Property Information

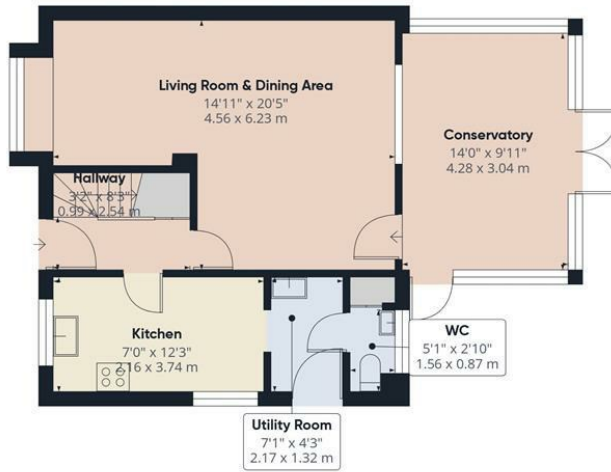
Utilities/Services - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

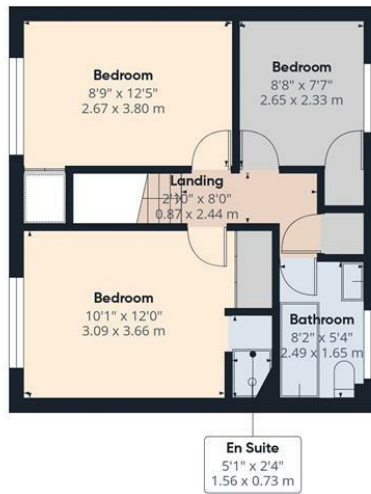
Tenure - Freehold







Ground Floor



First Floor

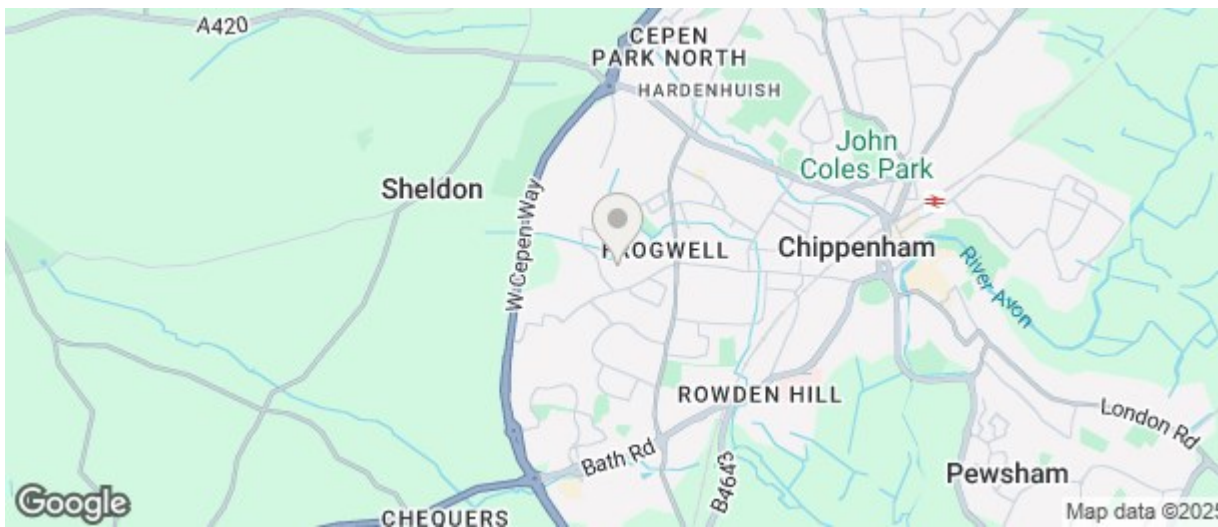


**Approximate total area<sup>(1)</sup>**  
1006 ft<sup>2</sup>  
93.5 m<sup>2</sup>

(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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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 |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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