



Nestled in the sought-after area of Queens Crescent, Chippenham, this charming three-bedroom terraced house presents an excellent opportunity for those looking to create their ideal home. While the property requires some updating, it boasts a good-sized entrance porch that welcomes you into the heart of the home.

The ground floor features a comfortable lounge, perfect for relaxation, and a spacious kitchen dining room that invites family gatherings and entertaining. Additionally, a utility area adds practicality to daily living, ensuring that chores are easily managed.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for family or guests. The property is complemented by a bathroom that serves the household's needs. Outside, the paved garden offers a low-maintenance outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

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 - Mains Electric, Water & Drainage, Warm Air Heating System

Wiltshire Council Tax - Band B

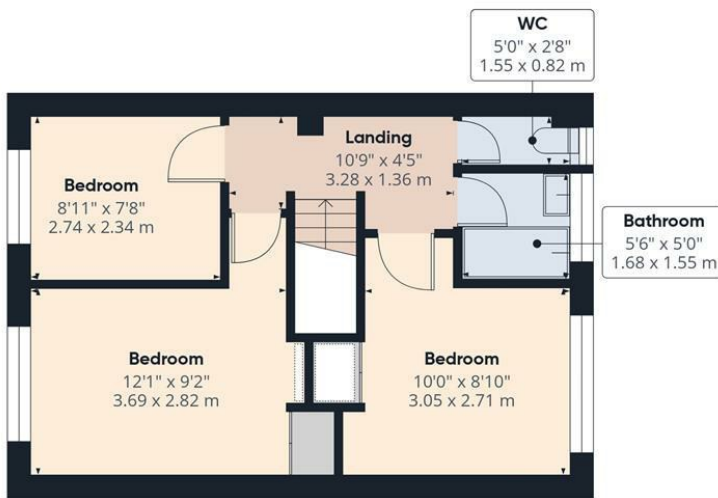
Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾

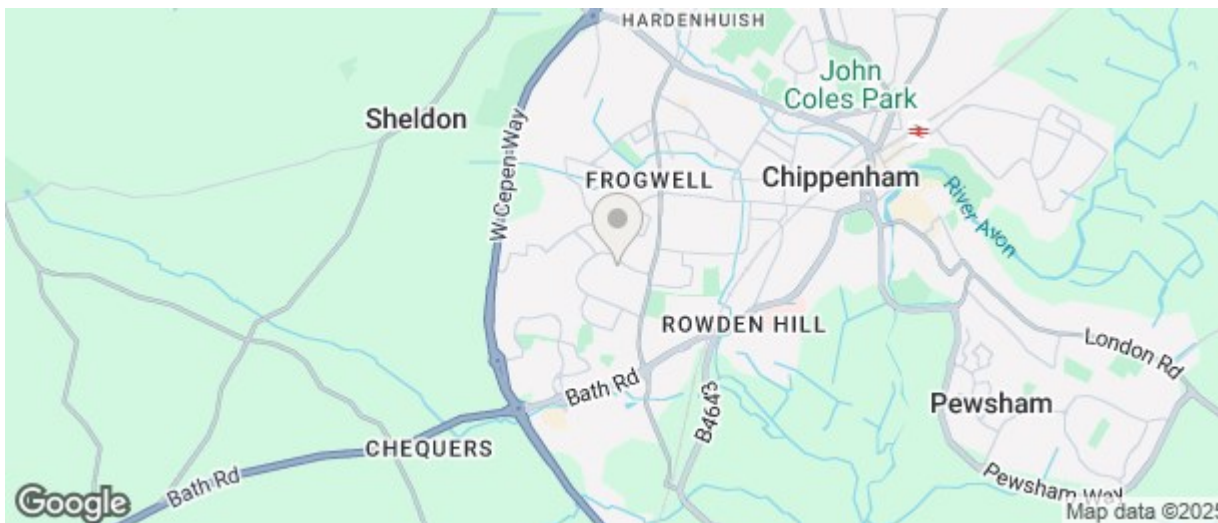
926 ft²

86 m²

(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) 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