



A beautifully presented three bedroom semi-detached home located within the highly desirable village of Marshfield. The well appointed accommodation briefly comprises; entrance hall, cloakroom, sitting room with bay window, kitchen and dining room to the ground floor. The first floor provides; a landing area, three bedrooms and family bathroom. Externally the property benefits from a mature outlook and garden to front, a landscaped, enclosed garden to rear and a single garage with driveway parking to side. 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 - Chippenham

Marshfield is a sought after village located on Bath's northern fringes approx. 8 miles from Bath city centre. This thriving community offers a wonderful array of local facilities which include an excellent primary school and community centre, a doctors, convenience store and post office, two pubs, tearoom café and gift shop.

Chippenham and Bath Railway stations have a direct line to London Paddington, Bristol and South Wales. The M4 Motorway Junction 18 is approx. 4 miles to the north and Bristol Airport is 18 miles to the west.

There are also many excellent state and independent schools nearby which include the well-respected Royal High Schools and Kingswood Schools on the Lansdown slopes of Bath and Hardenhuish and Sheldon Schools in Chippenham.

The UNESCO World Heritage City of Bath is within easy reach and offers a wonderful array of independent and chain retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, many lovely art galleries and museums and the famous attractions at The Pump Rooms and Roman Baths.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

#### Entrance Hall

With upvc double glazed door to front, under stairs storage, radiator, vinyl flooring.

#### Cloakroom

With upvc double glazed window to front, fitted with; low level w/c and pedestal wash hand basin with tiled splash back, radiator, vinyl flooring.

#### Sitting Room 4.98m into bay x 4.42m (16'4" into bay x 14'6")

With upvc double glazed bay windows to front, two radiators, fireplace with inset gas living flame stove, tiled hearth and wooden mantel, built in storage cupboards with shelving above, French doors to dining room, vinyl flooring.

#### Kitchen 0.51m x 2.64m (1'8" x 8'8")

With upvc double glazed window to rear, door to entrance hall, open to dining room, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas with cooker hood over, space and plumbing for automatic washing machine, space for dishwasher, space for fridge/freezer, pantry cupboard, radiator, vinyl flooring.

#### Dining Room 3.07m x 2.62m (10'1" x 8'7")

With upvc double glazed French doors to rear garden, French doors to sitting room and open to the kitchen, radiator, vinyl flooring.

#### First Floor

#### Landing

With carpeted stairs rising from the entrance hall, airing cupboard housing the hot water cylinder, access to loft space (insulated & part boarded with a ladder), doors to...

#### Master Bedroom 3.76m max x 3.15m (12'4" max x 10'4")

With upvc double glazed window to rear, built in wardrobes, radiator, carpeted. Door to...

#### En-Suite Shower Room

Fitted with a three piece suite comprising; shower cubicle, low level w/c and vanity wash hand basin unit, chrome towel rail, vinyl flooring.

#### Second Bedroom 3.45m x 2.74m (11'4" x 9')

With upvc double glazed window to front, radiator, carpeted.

#### Third Bedroom 2.62m x 2.24m (8'7" x 7'4")

With upvc double glazed window to rear, radiator, carpeted.

#### Bathroom

With upvc double glazed window to front, fitted with a three piece suite comprising; low level w/c, bath with mixer shower over and pedestal wash hand basin, radiator, vinyl flooring.

#### Externally

#### Front Garden

The front garden overlooks a small green and is planted with mature shrubs.

#### Rear Garden

The rear garden has been landscaped to provide a delightful sitting area, potting shed and flower borders, gated access to the driveway and rear access door to the garage.

#### Single Garage & Driveway 5.38m x 2.62m (17'8" x 8'7")

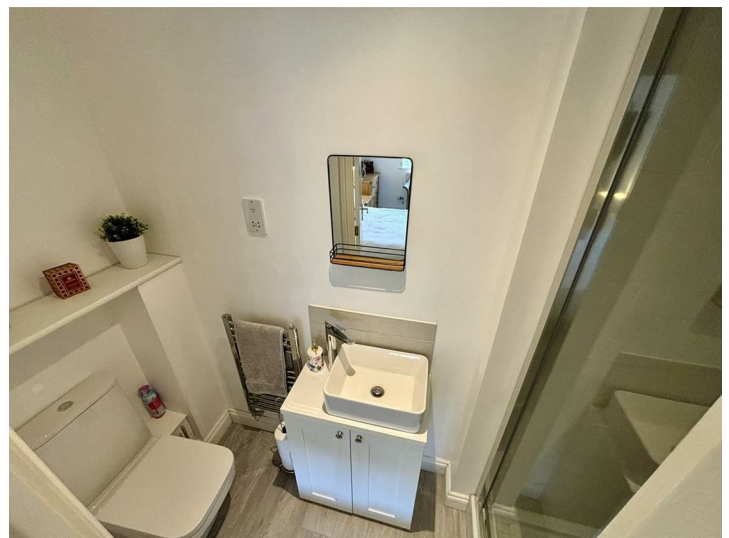
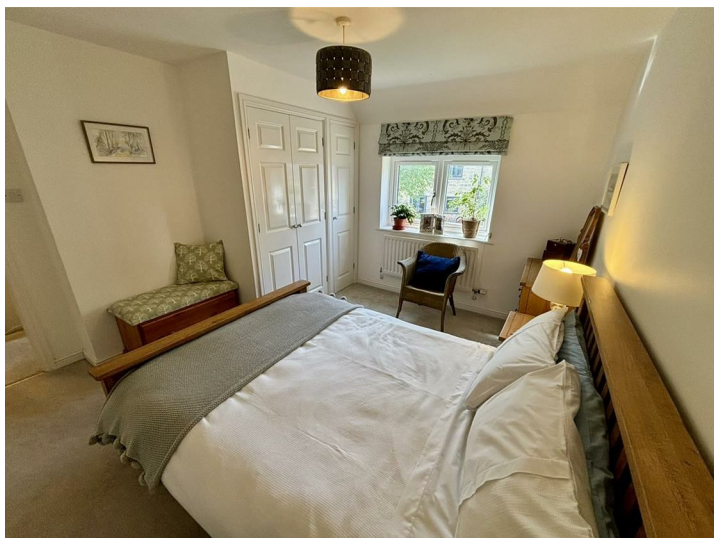
The garage has a single up and over door to front, power & light and eaves storage space.

#### Property Information

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

Wiltshire Council Tax - Band D

Tenure - Freehold





TREMES CLOSE MARSHFIELD, CHIPPENHAM, SN14 8TB

TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

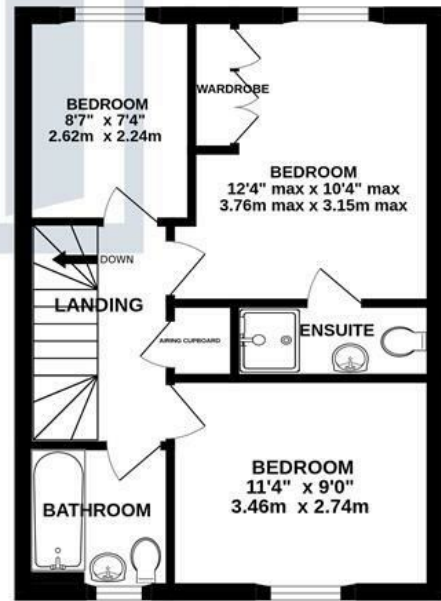
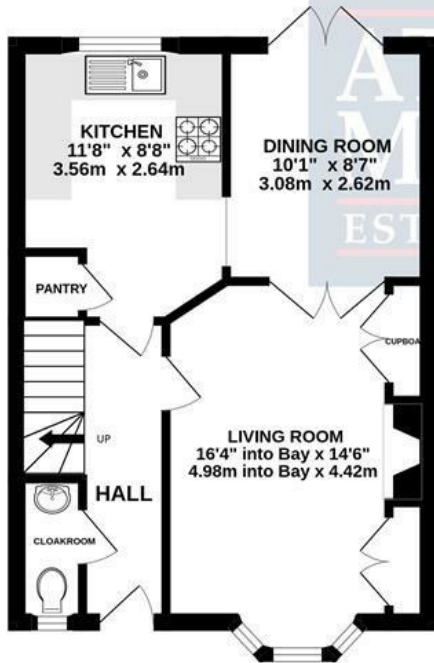
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**GARAGE**  
17'8" x 8'7"  
5.38m x 2.63m

**GROUND FLOOR**  
452 sq.ft. (42.0 sq.m.) approx.

**1ST FLOOR**  
452 sq.ft. (42.0 sq.m.) approx.



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		
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		

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