



Middle Leaze, Chippenham

Price Guide £350,000

Nestled in the sought-after residential area of Middle Leaze, Chippenham, this modern semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts four generously sized bedrooms, providing ample space for relaxation and personalisation.

Upon entering, a spacious hallway leads to the study, cloakroom and kitchen/dining room, designed for both entertaining and everyday family meals. This area is ideal for creating lasting memories with loved ones.

The house features a well-appointed bathroom, ensuring convenience for all occupants. With UPVC double glazing throughout, the property benefits from enhanced energy efficiency and a comfortable living environment, while the gas central heating guarantees warmth during the colder months.

Additionally, there is parking available for one vehicle along with a single garage, a valuable asset in this popular neighbourhood. The location offers easy access to local amenities, schools, and transport links, making it an ideal choice

## 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

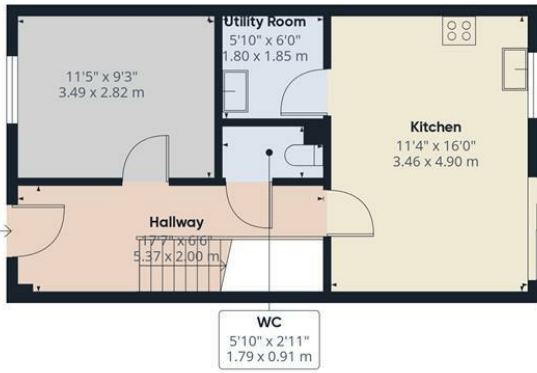
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

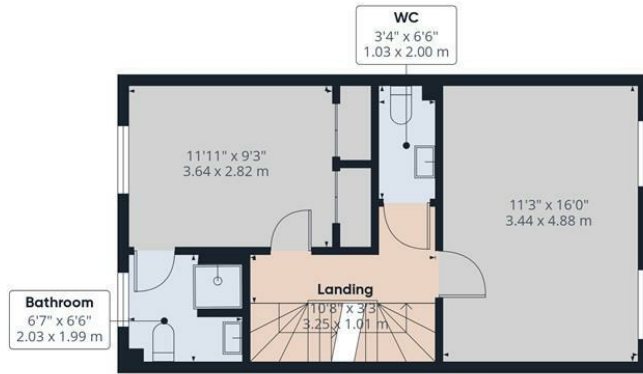
Tenure - Service Charge - tbc



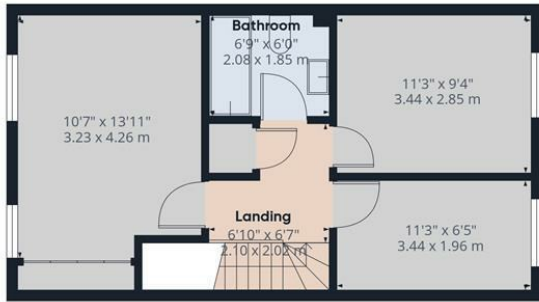




Ground Floor



First Floor



Second Floor

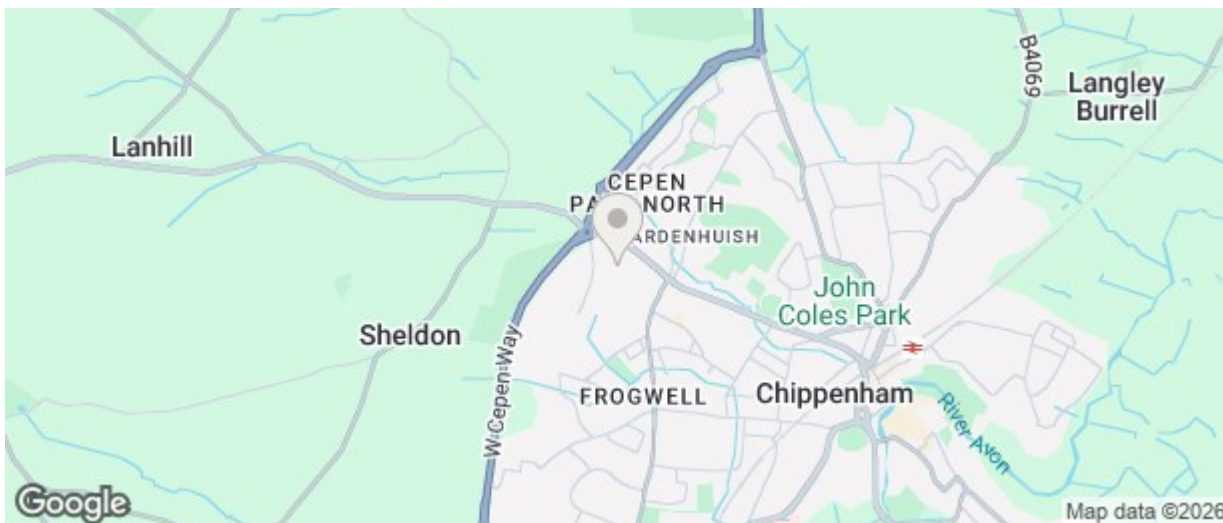


Approximate total area<sup>(1)</sup>  
1296 ft<sup>2</sup>  
120.2 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		76
(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