

**Wiltshire Drive, Patterdown, Chippenham, SN15 2QW**

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***welcome to***

## Wiltshire Drive, Patterdown Chippenham

A stylish three bedroom end-terrace house on Wiltshire Drive with off-street parking. Light-filled dual-aspect lounge with French doors to a generous garden, modern kitchen, en-suite to principal bedroom, and family bathroom. A superb, move-in-ready home in a sought-after Chippenham location.



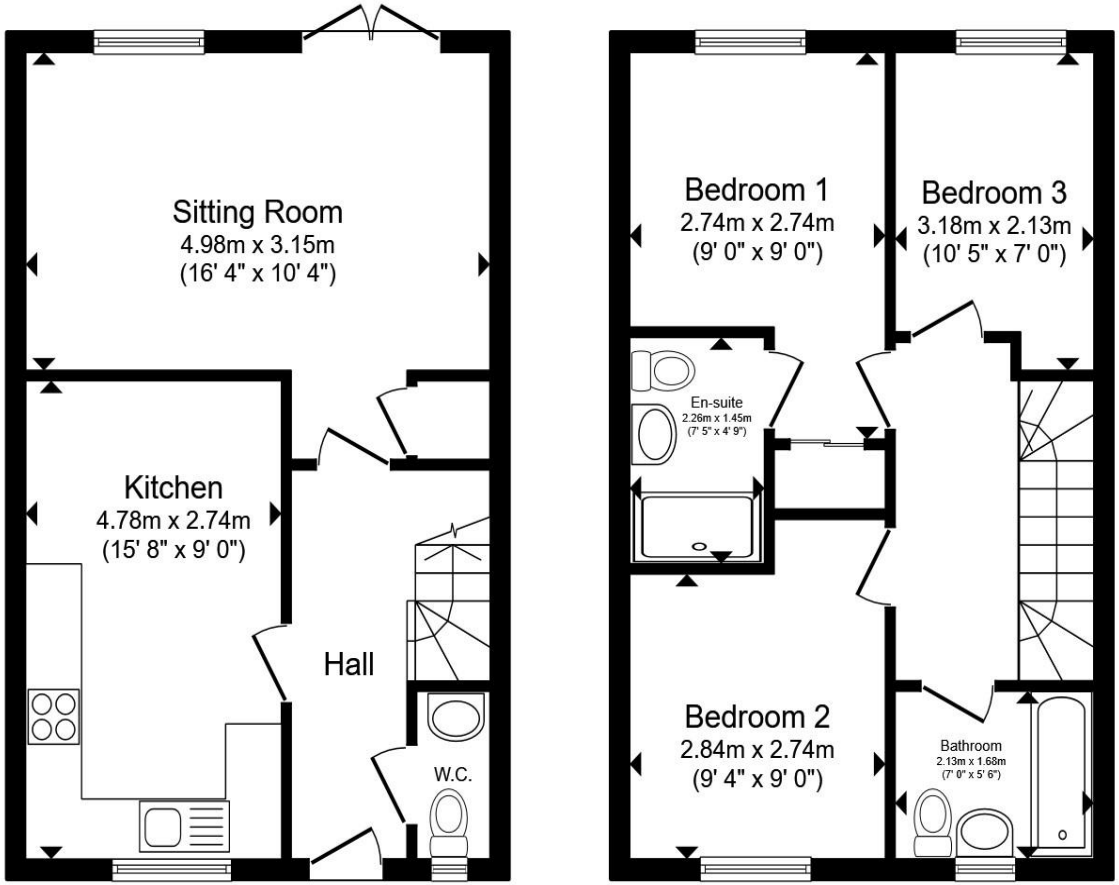













**Ground Floor** **First Floor**

Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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## Agents Note

There will be a Maintenance Charge payable once the development has been finalised. Please contact the branch for further details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Entrance Hall**
**Cloakroom**
**Kitchen/Diner**
**Sitting Room**
**Landing**
**Bedroom One**
**En-Suite**
**Bedroom Two**
**Bedroom Three**
**Family Bathroom**
**Front Garden**
**Rear Garden**
**Allocated Parking**

*welcome to*

## Wiltshire Drive, Patterdown, Chippenham

- Three-bedroom end-terrace home
- Sought-after residential location
- Spacious dual-aspect sitting room with French doors
- Principal bedroom with en-suite
- Enclosed rear garden with patio & shed and off-street parking
- No Onwards Chain

Tenure: Freehold EPC Rating: B
Council Tax Band: C

# £315,000










Please note the marker reflects the postcode not the actual property

**view this property online** allenandharris.co.uk/Property/CHP112107

The Property Ombudsman

Property Ref:
CHP112107 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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