



Nestled in the sought-after residential area of Clutterbuck Close, Chippenham, this modern two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-designed layout, featuring a comfortable lounge that invites relaxation and a spacious kitchen/dining area, perfect for entertaining family and friends. Additionally, a convenient downstairs cloakroom enhances the practicality of the home.

The two bedrooms are generously sized, providing ample space for rest and personalisation. The property is further complemented by a rear garden, offering a delightful outdoor space for gardening or enjoying sunny afternoons. Parking is also available, ensuring ease of access for residents and guests alike.

Situated in a popular residential area, this home benefits from great commuter links, making it an ideal choice for those who travel for work or leisure. With its modern amenities and inviting atmosphere, this end terrace house is a wonderful place to call home. Don't miss the chance to view this charming property in Chippenham.

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 C

Tenure - Freehold - Service Charge TBC







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		82
(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		
(81-91) A		
(61-80) B		
(41-60) C		
(21-40) D		
(1-20) E		
(1-20) 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