



SCOTT WINDLE POWERED BY **exp** TM UK

@ scott.windle@exp.uk.com

scottwindle.exp.uk.com

☎ 07838 311 550

Gainey Gardens, Chippenham

Guide Price £315,000

🛏️ 3 🚿 2 🚗 1



A beautifully presented three bedroom semi detached home with large garden, built by Barratt Homes, situated on the popular Birds Marsh development. The property offers excellent access to the town centre, the M4 motorway, and the mainline railway station. The accommodation is arranged over two floors and briefly comprises an entrance hallway with stairs rising to the first floor and a useful storage cupboard, a downstairs cloakroom, and a modern kitchen/ breakfast room fitted with a built in oven and hob, fridge/freezer, dishwasher, and washing machine. To the rear of the property is a spacious lounge/dining room with double doors opening onto the garden. On the first floor are three well proportioned bedrooms, including a master bedroom with en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a large rear garden, mainly laid to lawn with a patio terrace and gated rear access leading to tandem driveway parking for 2/3 vehicles.

Situation

The property is situated on the popular Birds Marsh development and is ideally situated on the northern outskirts of the town within easy reach of the town centre. Chippenham offers a comprehensive range of amenities to include mainline railway (London-Paddington), good choice of schools, college and sports centre. The M4 motorway, A4 and the A420 are all within easy access and offer good commuting links to the major centres of Bath, Bristol, Swindon and London.

Property Information

Freehold

Council Tax Band; D

Gas Fired Central Heating

EPC Rating; B

Estate Charge TBC



