



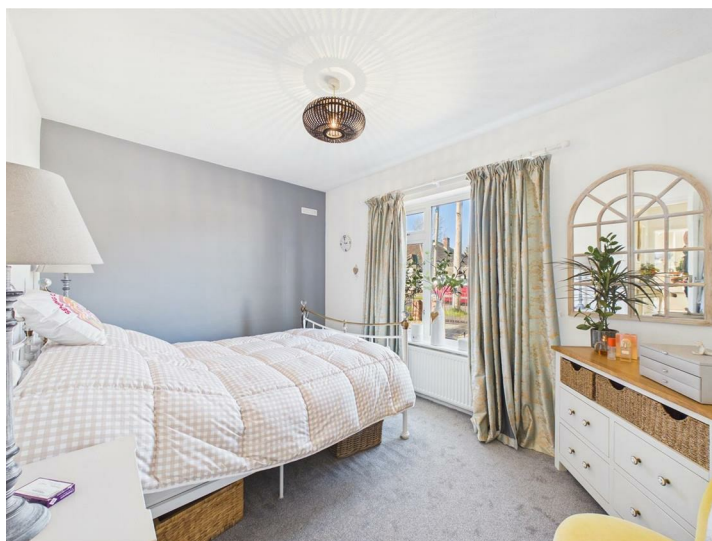
Nestled in the sought-after residential area of Chippenham, this modern and well-presented two-bedroom semi-detached bungalow on Rowden Road offers a delightful living experience. Spanning an impressive 669 square feet, the property boasts a spacious lounge and dining area, perfect for both relaxation and entertaining. The well-appointed kitchen, complete with a utility area, provides ample space for culinary pursuits.

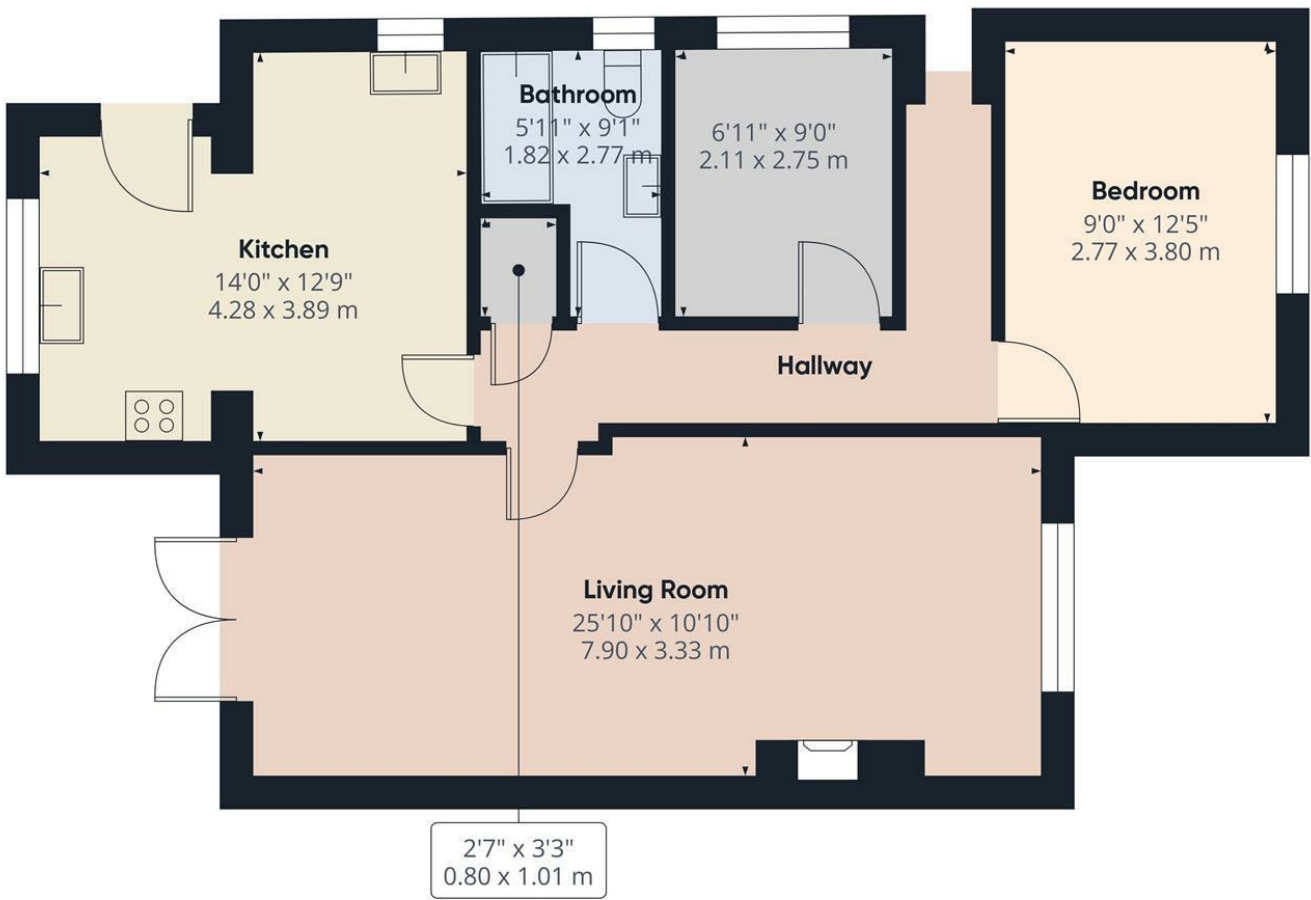
The bungalow features two comfortable bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents. The property is further enhanced by double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the good-sized garden presents an excellent opportunity for gardening enthusiasts or simply enjoying the fresh air. This charming bungalow combines modern living with the tranquillity of a residential neighbourhood, making it an ideal choice for anyone looking to settle in Chippenham. With its appealing features and prime location, this property is not to be missed.

- Modern Two Bedroom Semi Detached Bungalow
- Lounge/Dining Room
- Bathroom
- Gas Central Heated
- No Onward Chain
- Popular Residential Area of Chippenham
- Kitchen and Utility Area
- Upvc Double Glazed
- Lovely Size Garden







Approximate total area<sup>(1)</sup>  
669 ft<sup>2</sup>  
62.1 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>		
(69-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>59</b>	

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>		
(55-64) <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		

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