



Nestled in the sought-after residential area of Rowe Mead, Pewsham, Chippenham, this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and modern living. The property boasts a spacious lounge/dining room, perfect for family gatherings or entertaining guests, and features a contemporary conservatory with a solid roof, providing an ideal space to relax and enjoy the garden views throughout the year.

The modern kitchen is equipped with all the essentials, making meal preparation a pleasure. UPVC double glazing and gas central heating powered by a combination boiler, this home promises warmth and energy efficiency.

Outside, the property is complemented by well-maintained front, rear, and side gardens, providing ample space for outdoor activities or simply enjoying the fresh air. A timber shed offers additional storage, making it convenient for gardening tools or outdoor equipment. Parking is a breeze with space for two cars and the added benefit of a single garage.

Conveniently located within close proximity to local shops and schools, this home is perfect for families seeking a vibrant community atmosphere. With its appealing features and prime location, this semi-detached house is an excellent opportunity for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this charming property your new home.

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 - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself 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.

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

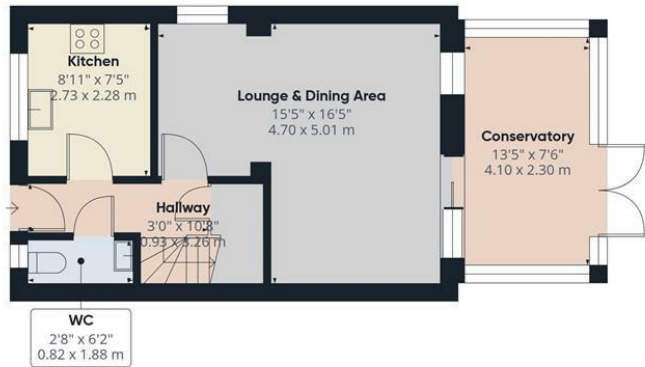
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

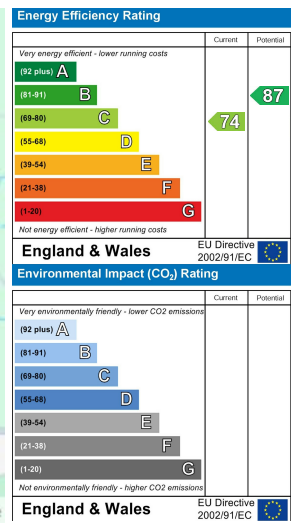
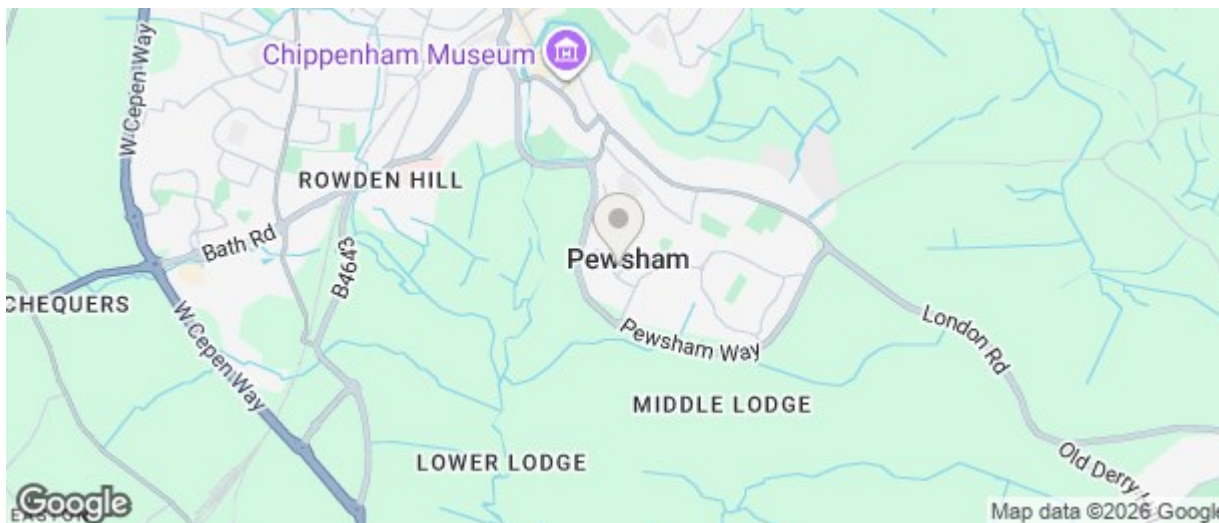


Approximate total area⁽¹⁾
964 ft²
89.4 m²

(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.

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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