



## **6 Cleaver Drive, Chippenham, SN15 1UP**

**£287,500**

Located on the new development of Birds Marsh to the Northern outskirts of Chippenham, offering excellent road access to the M4 motorway and the town centre, a well presented two bedroom semi detached home. To the rear of the property there is an enclosed garden with patio and gated side access. To the front there are two parking spaces. The property features an open plan Kitchen / living area. The property benefits from double glazing and gas central heating.

## Entrance Hall



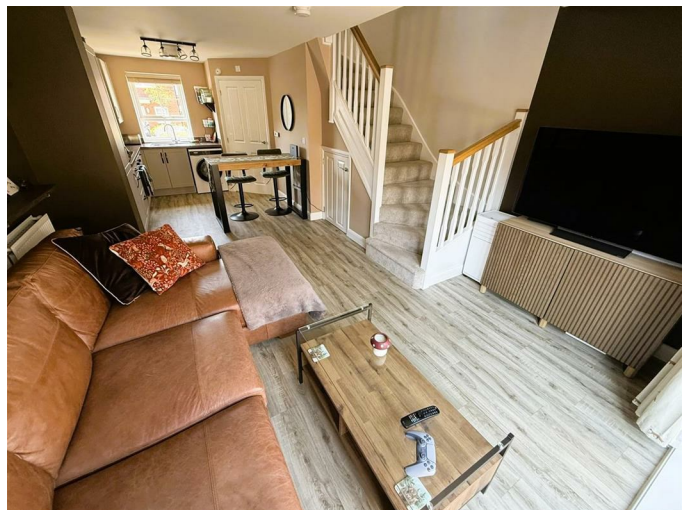
Front door leads into hall with further doors to cloakroom and living room.

## Cloakroom



W.C, and hand basin, radiator.

**Open Plan Living / Kitchen 23'10" x 12'10"  
max (7.26m x 3.91m max)**



Double glazed French doors to garden, two radiators, stair case to first floor.



### Landing

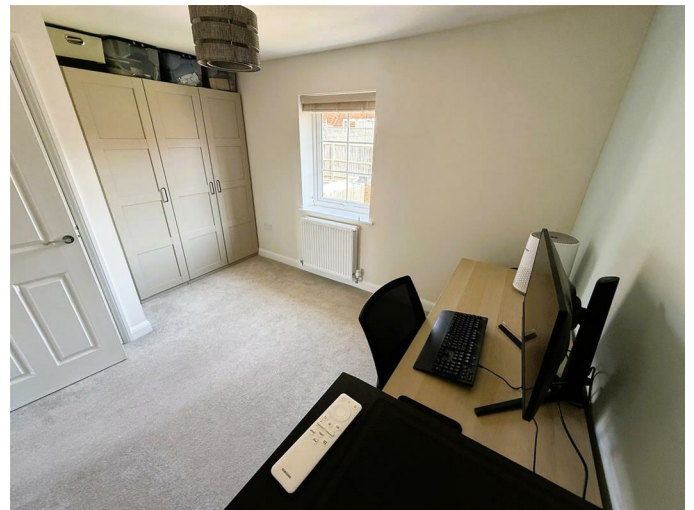
Doors to both bedrooms and bathroom, access to loft.

**Bedroom One 12'09" x 7'10" (3.89m x 2.39m)**



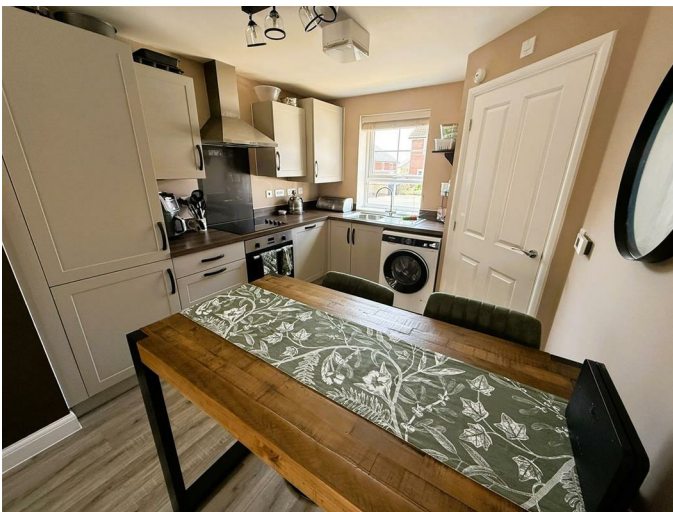
Two double glazed windows, radiator.

**Bedroom Two 12'10" x 8'09" max (3.91m x 2.67m max)**



Double glazed window, radiator.

### Kitchen



Double glazed window to front, work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, integrated dishwasher and fridge/freezer, plumbing and space for washing machine, wall mounted gas boiler.



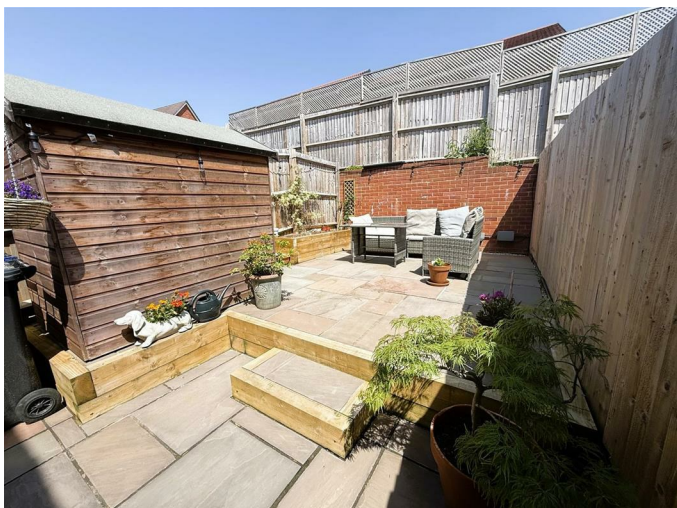
## **Bathroom**



Panelled bath with over bath shower, hand basin, radiator.

## **Outside**

### **Rear**



To the rear there is an enclosed garden with patio and gated side access.

### **Front**

To the front there are two allocated parking spaces.

### **Tenure**

GOV.UK advise Freehold.

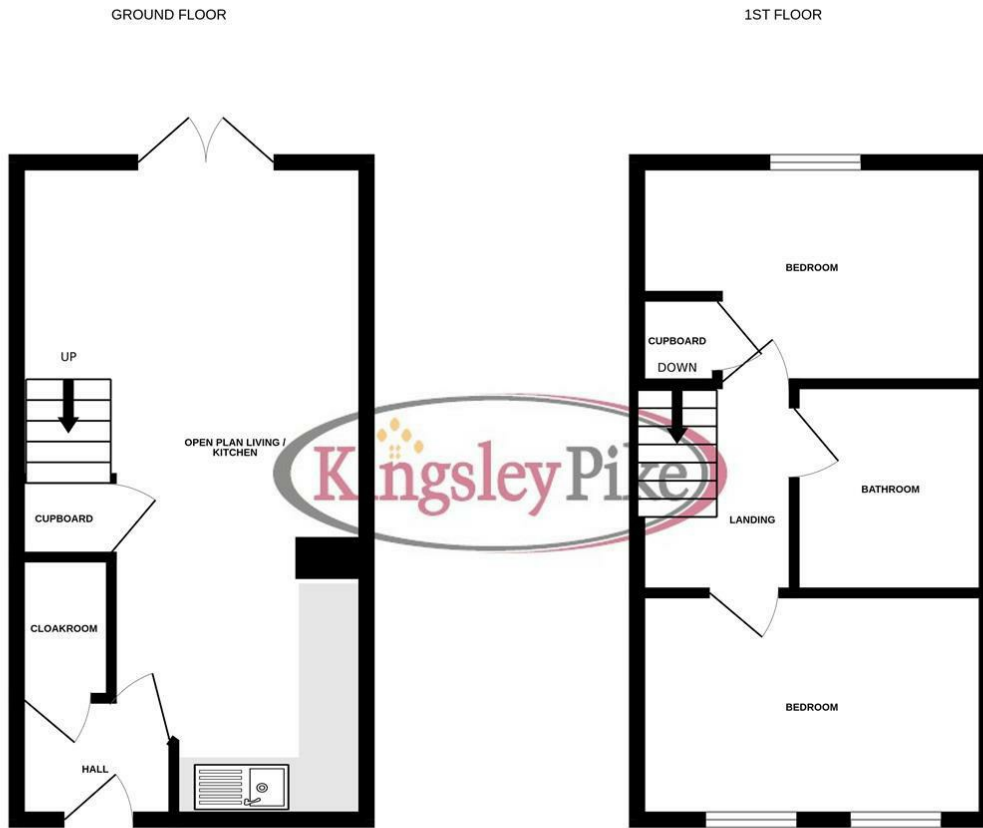
### **Council Tax Band**

GOV.UK advise Band C.

### **Development Charge**

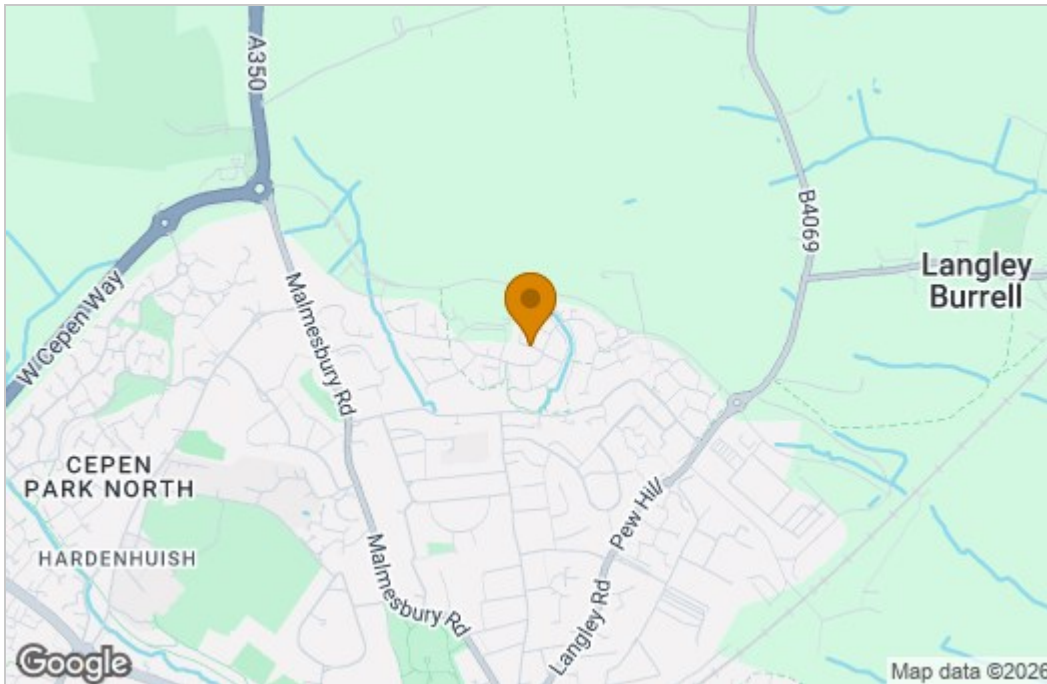
£199.50 /Annually

# Floor Plan

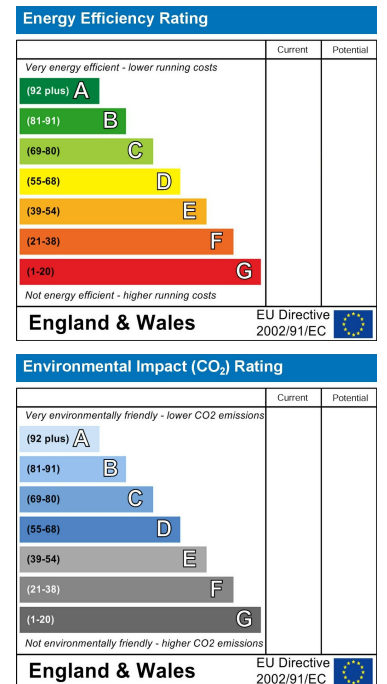


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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