OVER 30 YEARS OF MOVING PEOPLE

ATWELL MARTIN ESTATE AGENTS







Ryan Avenue,, Chippenham

Guide price £310,000

Welcome to this extended three-bedroom end terrace house located on Ryan Avenue in the desirable area of Chippenham, Wiltshire. This property is perfect for families and individuals alike, offering a comfortable and inviting living space in a popular residential neighbourhood.

As you enter, you will find a spacious lounge and dining room, ideal for both relaxation and entertaining guests. The layout is designed to create a warm and welcoming atmosphere, making it the perfect place to unwind after a long day.

The property boasts three bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home.

Outside, you will discover both front and rear gardens, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes parking and a garage, providing practical solutions for your vehicle and storage needs.

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

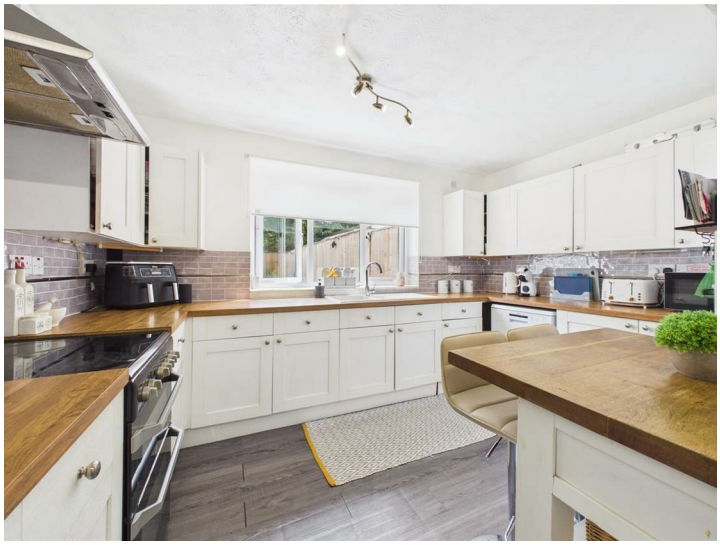
Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly 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 - Water & Drainage, Electric Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold





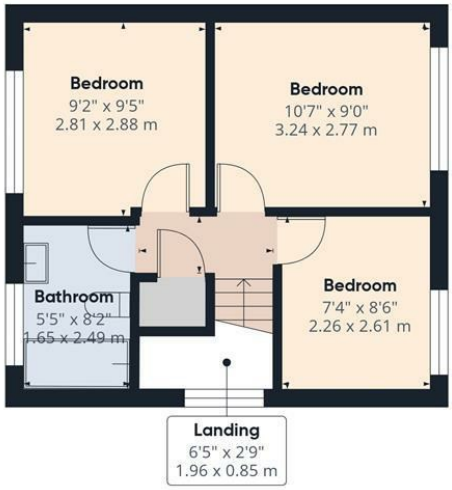








Ground Floor



First Floor

N E S W

Atwell Martin

Approximate total area(1)

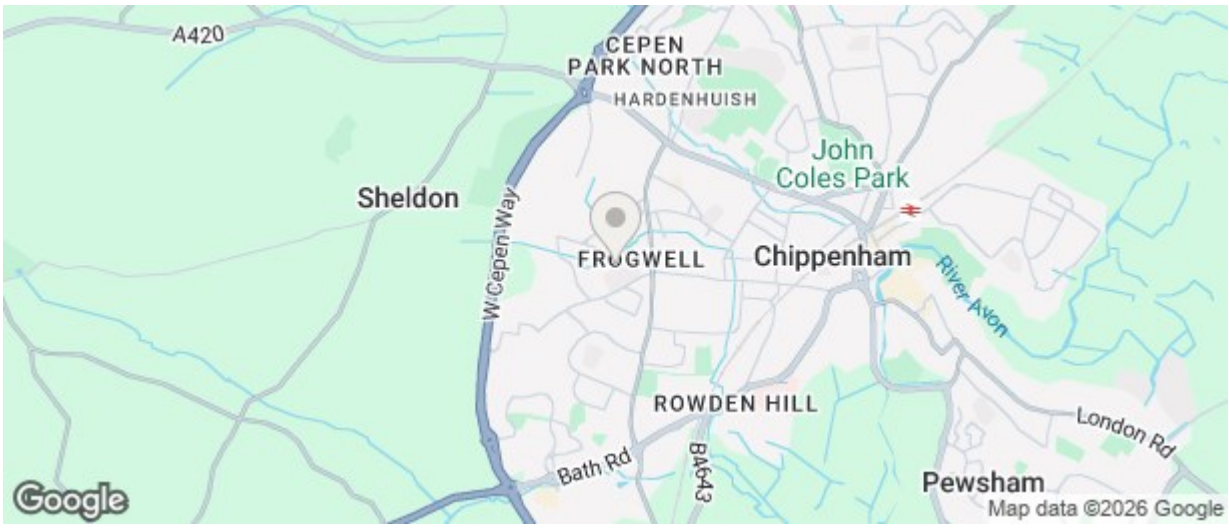
794 ft²

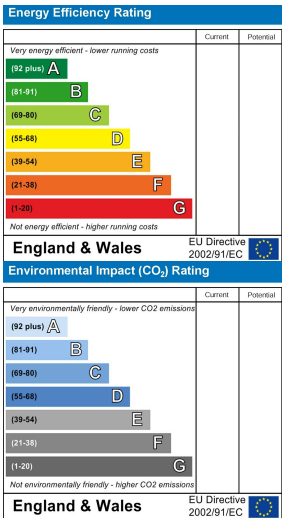
73.8 m²

(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.

GIRAFFE360





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

chippenham@atwellmartin.co.uk

Tel: 01249 447777