



Nestled in the heart of Rudman Park, Chippenham, this well-presented three-bedroom terrace house offers a delightful blend of comfort and convenience. The ground floor features a practical downstairs cloakroom, alongside a welcoming lounge that flows seamlessly into a modern kitchen and dining area, ideal for family meals or gatherings.

Upstairs, you will find three bedrooms, providing space for family or guests, complemented by a well-appointed bathroom. The house benefits from UPVC double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the property features a rear garden, perfect for enjoying the outdoors, as well as parking available to the side and a garage for additional storage or vehicle accommodation. This home is situated in a central location, offering easy access to local amenities, schools, and transport links, making it an excellent choice for families or professionals alike.

This property presents a wonderful opportunity to secure a comfortable and stylish home in a sought-after area. Do not miss the chance to make this delightful house 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 - 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

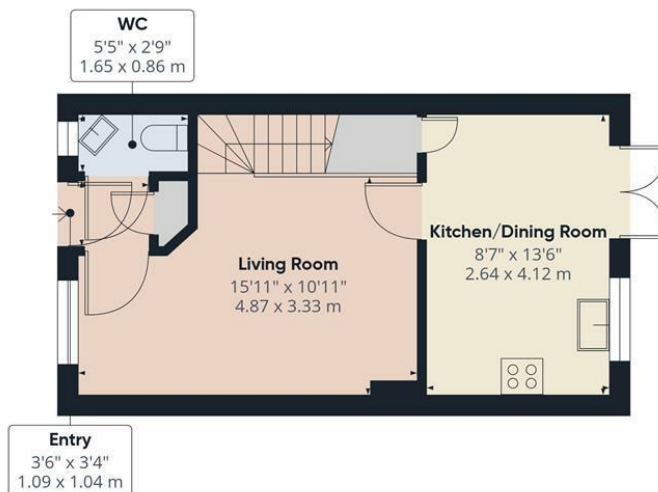
Utilities/Services - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

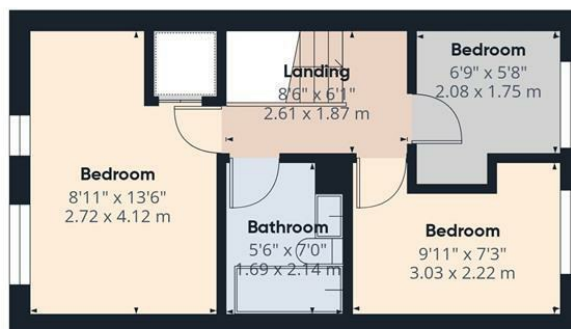
Tenure - Freehold plus Service Charge
£257.54 annual







Ground Floor



First Floor

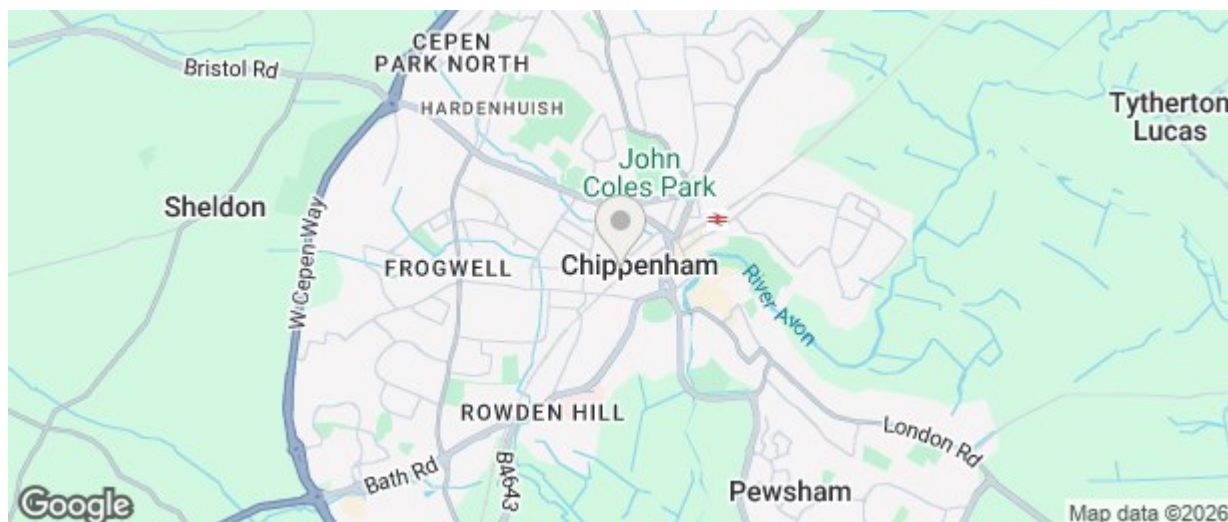


Approximate total area⁽¹⁾
625 ft²
58.1 m²

(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



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) A | | |
| (69-80) B | | |
| (55-68) C | | |
| (39-54) D | | |
| (21-38) E | | |
| (1-20) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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