

Nestled on the charming Oak Road in Chippenham, this beautifully presented detached house offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge seamlessly flows into a dining area, creating a warm and welcoming atmosphere for entertaining guests or enjoying family meals.

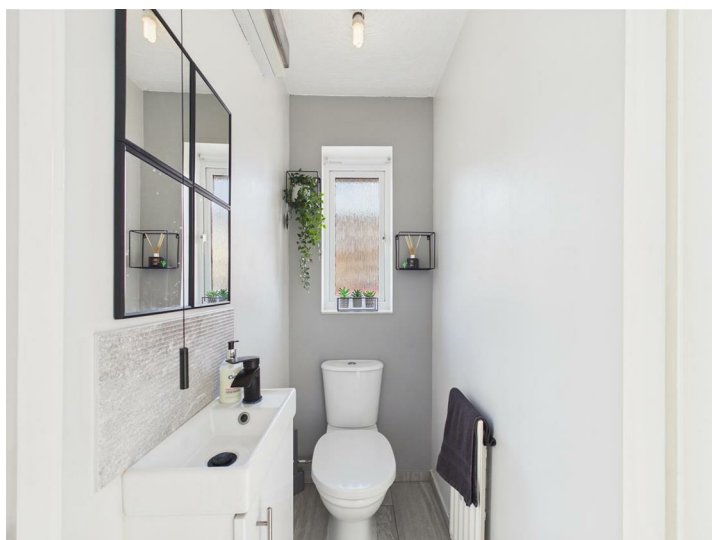
The modern fitted kitchen is a delight for any home cook, providing ample space and functionality. Convenience is further enhanced by a downstairs cloakroom, while the first floor boasts a contemporary shower room, ensuring that all your needs are met.

This home benefits from UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find well-maintained front and rear gardens, perfect for enjoying the outdoors or hosting summer barbecues.

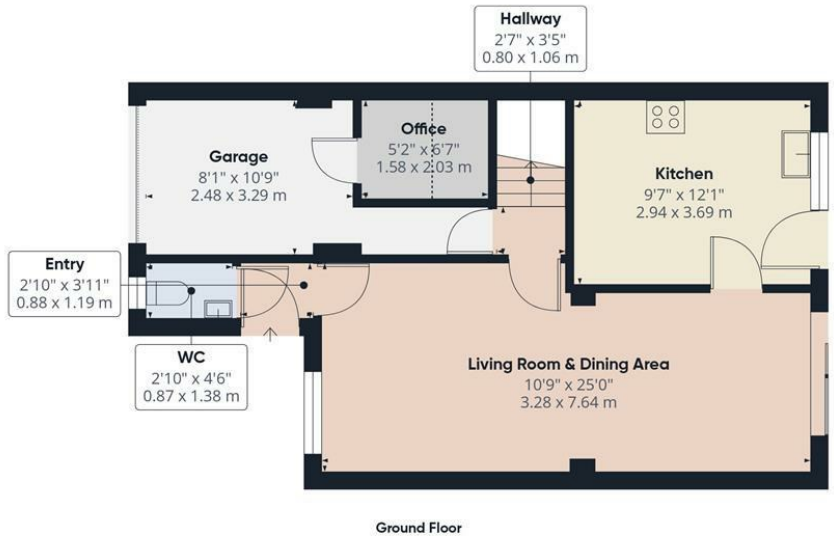
Additionally, the property features a converted space within the garage, offering a versatile office area that can be tailored to your needs, along with extra storage space to the front and side of the garage. This thoughtful addition makes it easy to work from home while keeping your living areas clutter-free.

With parking available and a lovely garden to enjoy, this property is a true gem in Chippenham. Don't miss the opportunity to make this delightful house your new home.

- Well Presented Three Double Bedroom Detached Property
- Located within a Popular Residential Area of Chippenham
- Lovely Lounge leading into the Dining Area
- Entrance Hall and Downstairs Cloakroom
- Modern Fitted Kitchen
- Upvc Double Glazing and Gas Central Heating
- Office Space within the Garage plus Storage Space
- Parking
- Well Maintained Front and Rear Gardens
- Conveniently Located for Commuters

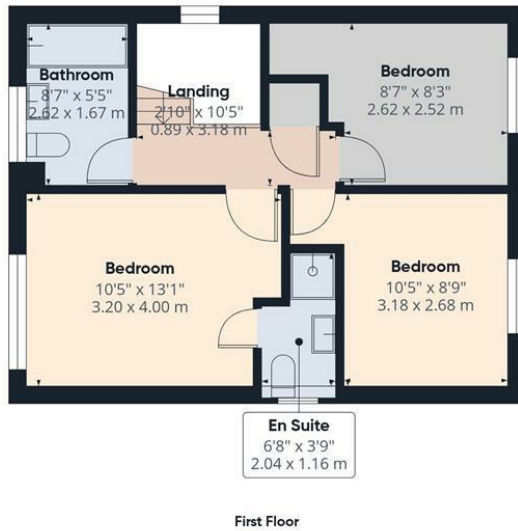






**Approximate total area<sup>(1)</sup>**  
 998 ft<sup>2</sup>  
 92.8 m<sup>2</sup>

**Reduced headroom**  
 15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

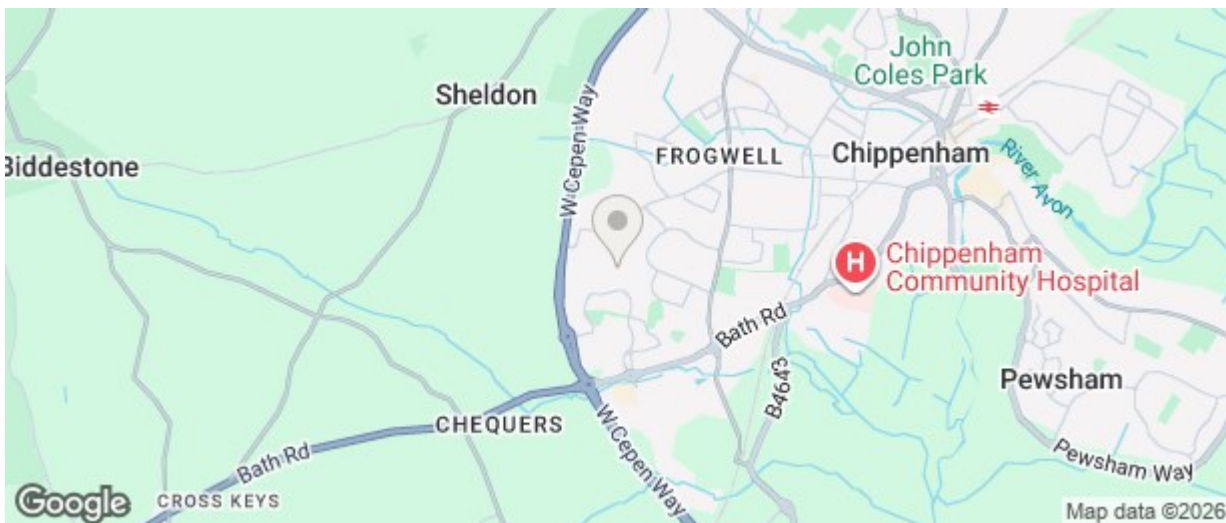


(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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