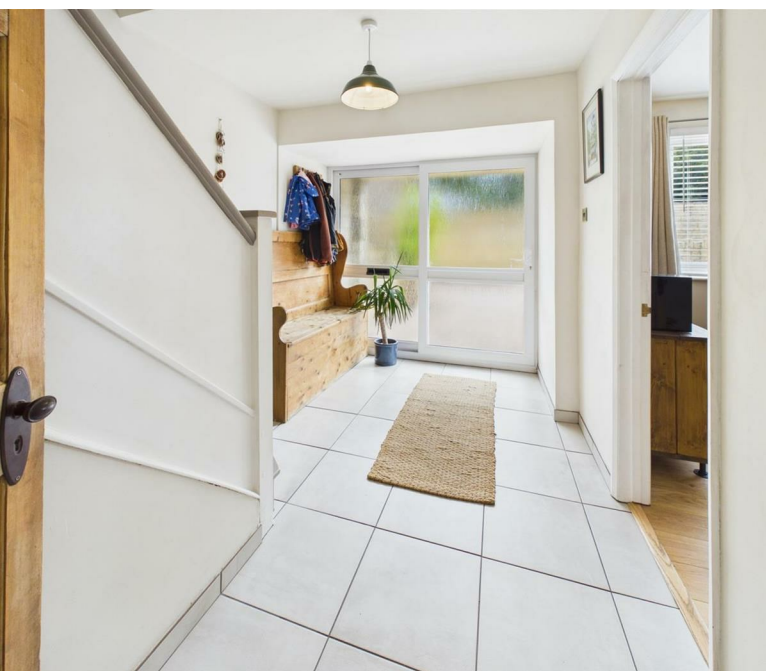




A beautifully modernised three-bedroom semi-detached home, ideally situated within easy walking distance of Chippenham town centre, offering spacious and versatile accommodation, a substantial double garage, low-maintenance rear garden and the added benefit of no onward chain.

Thoughtfully modernised throughout, this impressive home combines contemporary style with practical living, creating a comfortable and welcoming property that is ready for its new owners to move straight into.

The accommodation begins with a welcoming entrance hallway leading into a bright and comfortable living room. The heart of the home is the modern kitchen/dining room, offering a stylish and practical space for everyday family life and entertaining, with direct access onto the rear garden. The ground floor is further complemented by useful storage and a well-planned layout.

Upstairs, there are three well-proportioned bedrooms, including two particularly generous double bedrooms, together with a modern family bathroom. The landing also provides access to the loft, which benefits from a convenient pull-down ladder.

Externally, the property continues to impress. The rear garden has been attractively laid with block paving, creating a low-maintenance outdoor space. Convenient side access is also provided.

A particularly notable feature is the substantial double garage, measuring approximately 23'9" x 17'6". The garage benefits from power, lighting, windows, an up-and-over single door and a useful partition wall, offering excellent versatility for secure parking, storage, hobbies or a home workshop.

To the front, the garden has also been block paved, providing ample off-road driveway parking and completing what is a highly practical and appealing home in a convenient location.

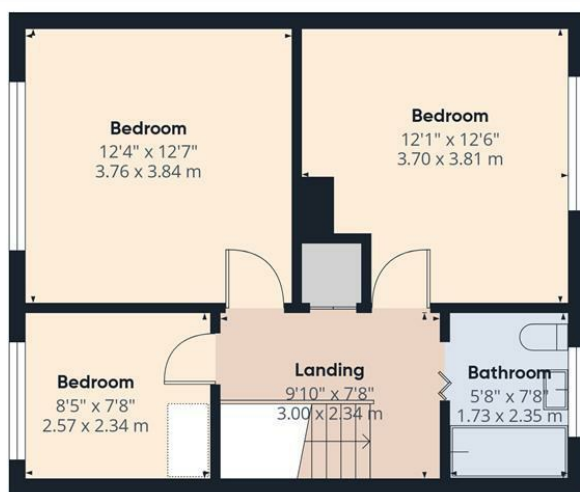
- Fully modernised throughout - No Onward Chain
- Spacious living room
- Contemporary fitted kitchen / dining room
- Gas central heating and double glazing
- Large double garage with power and lighting, Driveway Parking to Front
- Three well-proportioned bedrooms
- Walking distance of Chippenham town centre
- Modern family bathroom
- Generous rear garden
- Excellent transport links, including the M4 and mainline railway







Ground Floor Building 1



First Floor Building 1

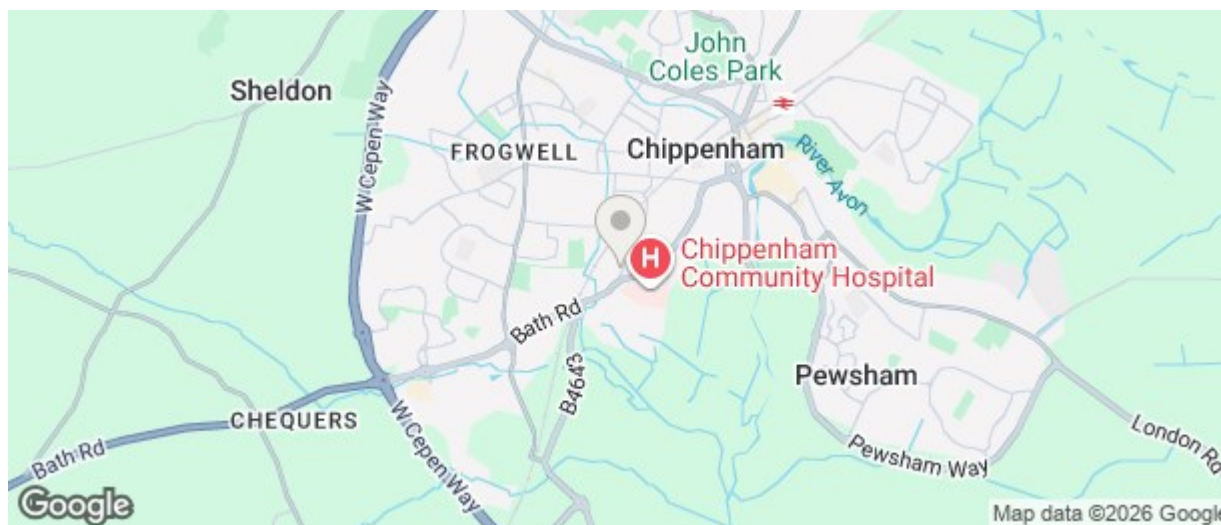


Approximate total area⁽¹⁾
960 ft²
89.2 m²

(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-38) 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