



Nestled in the sought-after area of Brooklands, Chippenham, this modern three-storey terraced house offers a delightful blend of comfort and style. Beautifully presented throughout, the property boasts well-appointed accommodation that is sure to impress.

Upon entering the hallway leads into a spacious lounge and kitchen/dining room. The house features three generously sized bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a private sanctuary for its occupants. The additional bathroom ensure that family living is both convenient and comfortable.

The property also includes a landscaped rear garden, ideal for outdoor gatherings or simply enjoying a quiet moment in nature. For those with vehicles, there is parking available for two cars, along with a garage, adding to the practicality of this lovely 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.

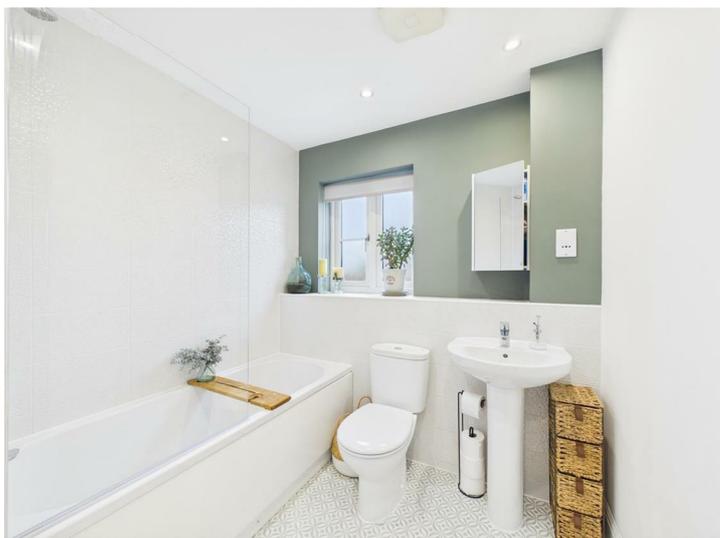
## Property Information

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

Wiltshire Council Tax - Band D

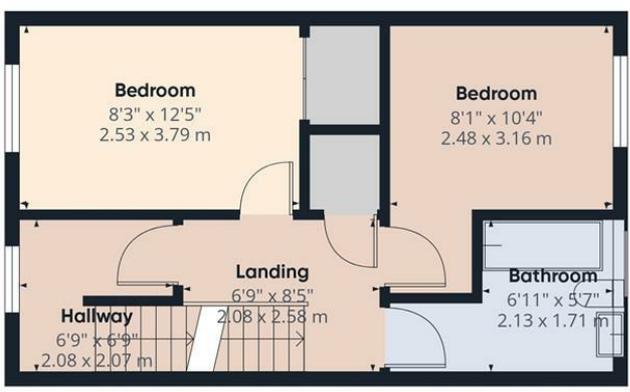
Tenure - Freehold - Management Charge - TBC







Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 1154 ft<sup>2</sup>  
 107.2 m<sup>2</sup>

**Reduced headroom**  
 7 ft<sup>2</sup>  
 0.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84
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