

for sale

£300,000



## Gainey Gardens Chippenham SN15 1UG

Three Bedrooms. WC, En-Suite.  
Kitchen/Breakfast Room. Garden. Parking.  
Viewing Advised. Great Location. Sitting  
Room.



# Gainey Gardens Chippenham SN15 1UG

## Description

Nestled within the highly sought-after Birds Marsh development on the northern edge of Chippenham, 65a Gainey Gardens offers modern living within a vibrant and growing new community. The area is surrounded by expansive open spaces, play areas, and scenic walking routes, including Birds Marsh Woods, which sits right on the doorstep for those who enjoy countryside walks and outdoor recreation.

Situated just a short distance from Chippenham town centre, the property enjoys easy access to a comprehensive range of amenities, including supermarkets, cafés, restaurants, leisure facilities, and local services.

For commuters, the location is exceptional. Chippenham Railway Station provides direct services to London Paddington, making it ideal for regular travel. The property also offers excellent road connectivity, with Junction 17 of the M4 only a short drive away,

granting convenient links to Bristol, Swindon, Bath, and London. Additionally, the A4 and A420 routes are easily accessible for wider regional travel.

Everyday essentials are well catered for, with a Morrisons supermarket within close proximity, and the wider development sits within 11 acres of open green space, offering a peaceful and community-orientated environment.



## Ground Floor

### **Hallway**

Entrance door to front. Stairs to First Floor.

### **Cloakroom**

Suite comprising low level WC and wash hand basin. Window to front.

### **Lounge**

Window to front. Understairs storage cupboard. TV point. Laminate flooring. Door to Kitchen/Diner

### **Kitchen/Diner**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. French doors and window to rear.

## First Floor

### **Landing**

Stairs from Ground Floor.

### **Bedroom One**

Window to front. Built in wardrobe. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, vanity wash hand basin and corner shower unit. Window to front.

### **Bedroom Two**

Window to rear. Built in wardrobe.

### **Bedroom Three**

Window to rear. Built in cupboard.

### **Bathroom**

Three piece suite comprising low level WC, wash hand basin and bath with shower over. Window to side.

## Outside

### **Front**

Pathway to front entrance door. Mature shrub borders.

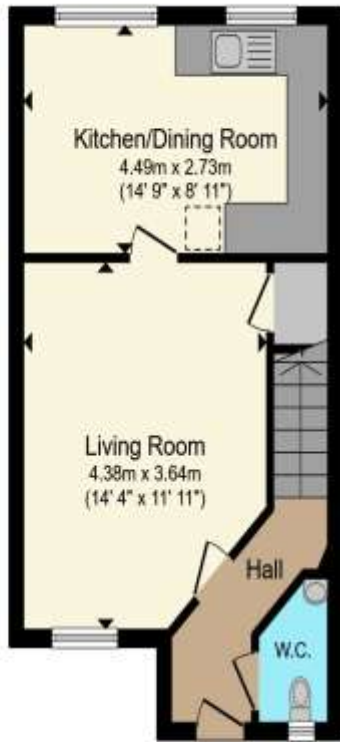
### **Parking**

Driveway adjacent to the property.

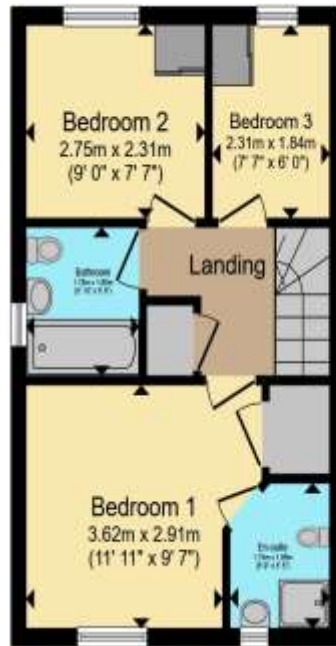
### **Rear Garden**

Fully enclosed. Patio area and remainder laid to lawn.





**Ground Floor**



**First Floor**

Total floor area 67.3 m<sup>2</sup> (724 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306157 - 0003

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**view this property online [connells.co.uk/Property/CHM306157](http://connells.co.uk/Property/CHM306157)**



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