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61 Gainey Gardens, Chippenham, SN15 1UG

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Offers In Excess Of £300,000

OFFERED WITH NO ONWARD CHAIN-Gainey Gardens is an impressive modern three bedroom semi-detached townhouse arranged over three floors. Combining contemporary interiors with a private south facing garden and driveway parking, ideally positioned for both town and commuter connections, this is a highly appealing modern family home.

- Impressive Three Bedroom Semi-Detached Townhouse
- Spacious and Versatile Accommodation Throughout
- Contemporary Modern Kitchen/Diner with Direct Access to the Rear Garden
- Two Generous Bedrooms to the First Floor
- Superb Principal Bedroom Occupying the Second Floor
- Contemporary En-Suite Shower Room to the Principal Bedroom
- Enclosed South-Facing Rear Garden
- Private Driveway Parking
- Excellent Commuter Access to the A350 and M4 Junction 17
- Mainline Railway Station Within Walking Distance

Freehold

EPC Rating B

OFFERED WITH NO ONWARD CHAIN-Gainey Gardens is an attractive modern three bedroom semi-detached townhouse, thoughtfully arranged over three floors and offering spacious, versatile accommodation with a contemporary feel throughout.

The ground floor provides a welcoming entrance porch and cloakroom, leading through to a well proportioned sitting room. To the rear is an impressive modern kitchen/diner, creating a sociable and practical space for both everyday living and entertaining, with direct access onto the garden.

The first floor offers two generous bedrooms, complemented by a well appointed family bathroom. The entire second floor is dedicated to the impressive principal bedroom, which benefits from a contemporary en-suite shower room.

Externally, the property enjoys an enclosed south-facing rear garden, providing an excellent space for outdoor dining, entertaining and relaxation. External power sockets add further practicality, while a private driveway provides convenient off-road parking with EV charger.

The location is particularly well suited to commuters, with the A350 providing swift access towards the M4 at Junction 17. Chippenham's mainline railway station and town centre are also within walking distance, offering excellent connectivity alongside a wide range of everyday amenities. With nearby green spaces providing opportunities for outdoor pursuits, Gainey Gardens offers an appealing balance of modern living, convenience and accessibility.

**Situation**
The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

**Property Information**
Council Tax Band; D

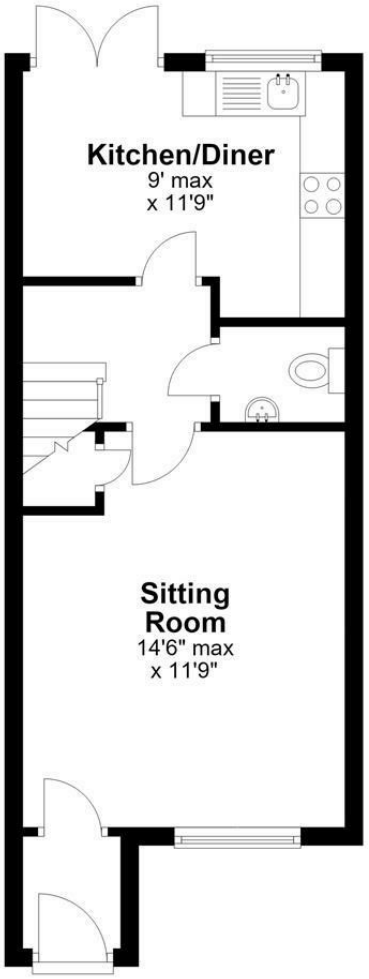
Freehold

Mains Services

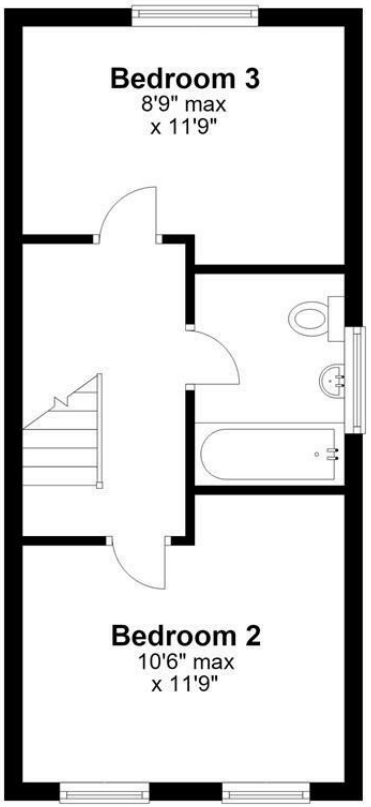
Gas Central Heating

EPC Rating; B

## Ground Floor
Approx. 341.9 sq. feet




## First Floor
Approx. 326.0 sq. feet




## Second Floor
Approx. 266.4 sq. feet

Total area: approx. 934.4 sq. feet

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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