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9 Bull Lane, Chippenham, SN15 1UN

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Price Guide £269,950

Positioned on the sought-after Birds Marsh development to the north of Chippenham, this attractive modern semi-detached home offers beautifully presented and thoughtfully arranged accommodation, together with a private enclosed rear garden and convenient side-by-side driveway parking.

- Popular Birds Marsh Development
- Well Presented Throughout
- Two Generous Double Bedrooms
- Contemporary Kitchen/Diner
- French Doors Opening onto the Rear Garden
- Contemporary Family Bathroom with Shower Over Bath
- Private Enclosed Rear Garden
- Convenient Location for Chippenham Town Centre
- Side-by-Side Driveway Parking
- Close to Chippenham Mainline Railway Station

Freehold

EPC Rating B









Situated on the popular Birds Marsh development to the north of Chippenham, this well presented modern semi-detached home offers stylish and versatile accommodation, complemented by a private enclosed rear garden and convenient side-by-side driveway parking.

The welcoming entrance porch leads into a comfortable sitting room, with a downstairs cloakroom providing additional convenience. To the rear of the property is an attractive kitchen/dining room, featuring French doors opening directly onto the enclosed rear garden. This creates a wonderful connection between the indoor and outdoor living spaces.

To the first floor are two generously proportioned double bedrooms, together with a well appointed contemporary family bathroom, complete with a shower over the bath.

Externally, the property benefits from a private enclosed rear garden, providing an ideal setting for outdoor dining, entertaining or simply relaxing. To the front, the side-by-side driveway offers convenient off-road parking.

Ideally positioned for access to Chippenham town centre and its mainline railway station, the property also benefits from excellent road connections, with Junction 17 of the M4 approximately 4 miles away.

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; c

Freehold

Mains Services

Gas Central Heating

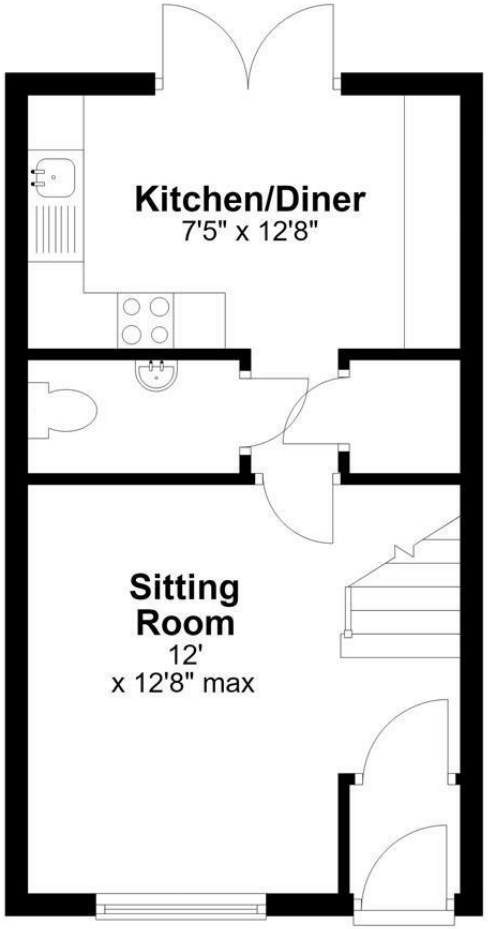
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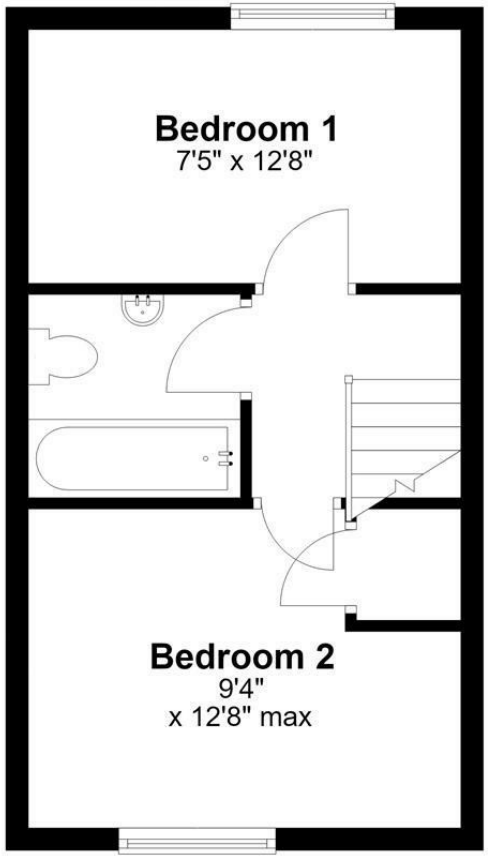




Ground Floor
Approx. 297.2 sq. feet



First Floor
Approx. 297.2 sq. feet



Total area: approx. 594.5 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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