







3 Nunney Close, Patterdown, SN15 2FY

£192,500

A superb opportunity to acquire this beautifully presented, nearly-new one bedroom maisonette, constructed in 2025 and finished to an excellent standard throughout. Situated within a desirable residential area of Chippenham, this impressive home benefits from modern energy-efficient features, including solar panels, an electric vehicle charging point, and an A-rated EPC. This property is ideal for first-time buyers, investors, or those seeking a low-maintenance home.

Nunney Close

The accommodation is well arranged and thoughtfully designed, beginning with a welcoming ground floor entrance hall providing access to the first floor.

To the first floor, the property opens into a spacious open-plan lounge/dining/kitchen area. This bright and airy space features two windows, Amtico flooring, and ample room for both living and dining furniture. The contemporary kitchen is fitted with a range of floor and wall-mounted units, incorporating a gas hob, electric oven, extractor fan, sink with drainer, and integrated fridge/freezer and washing machine.

An inner hallway leads to the remaining accommodation, including a useful storage cupboard and access to the bedroom and bathroom.

The bedroom is a well-proportioned double room with a front-facing window, radiator, and fitted wardrobe, along with a storage cupboard housing the gas boiler.

The modern bathroom is fitted with Amtico flooring and comprises a white suite including a bath with shower screen and shower attachment, wash hand basin, and WC, complemented by a heated towel radiator.

Externally, the property benefits from an allocated parking space located to the front, complete with an electric vehicle charging point.

Further benefits include gas central heating, double glazing, and the advantage of solar panels enhancing the home's energy efficiency.

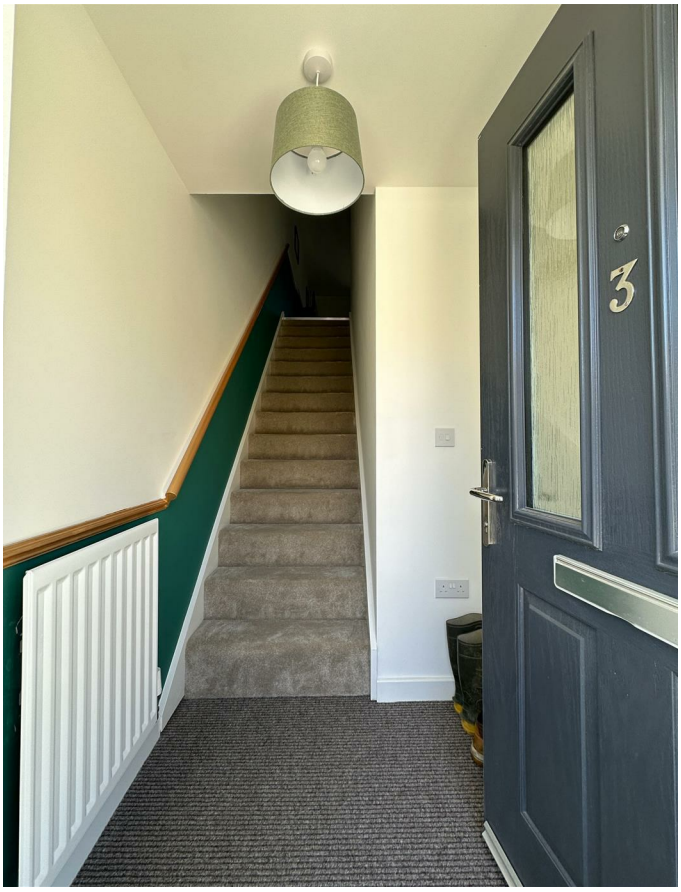
Early viewing is highly recommended to fully appreciate the quality and convenience this fantastic home has to offer.

Tenure

We are advised by the .gov website that the property is Leasehold - Share of freehold. 999 years from 01/01/2025 - No Ground rent is payable.

Council Tax

We are advised by the .gov website that the property is band A.





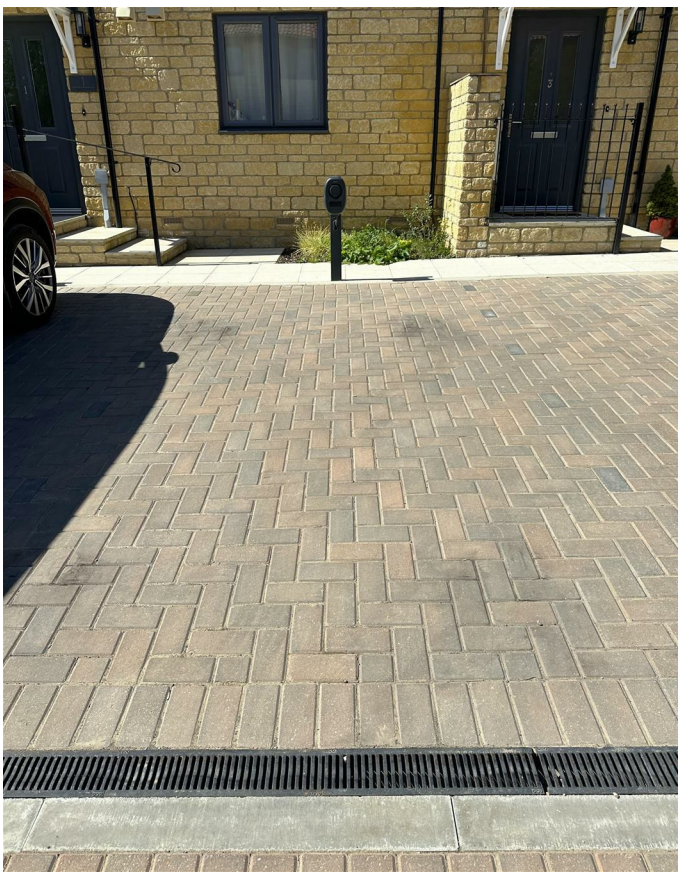




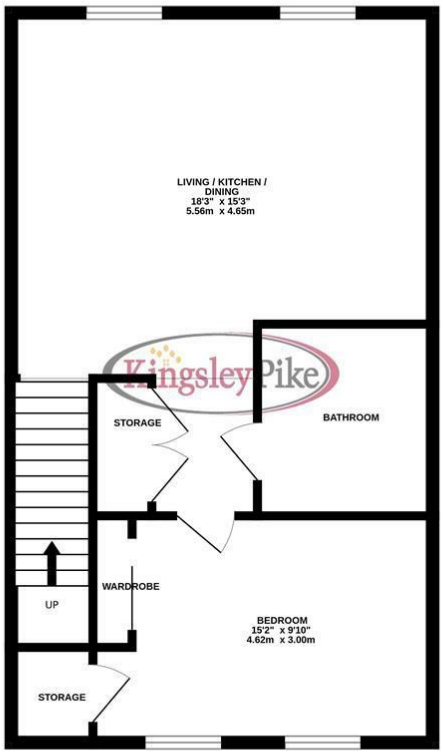








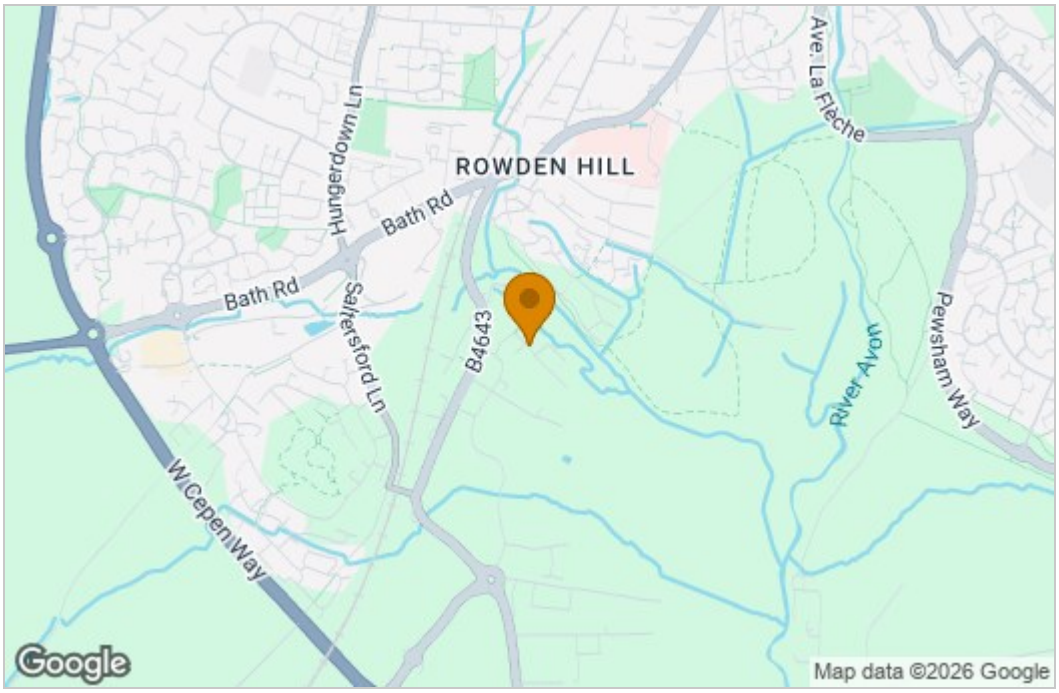
Floor Plan



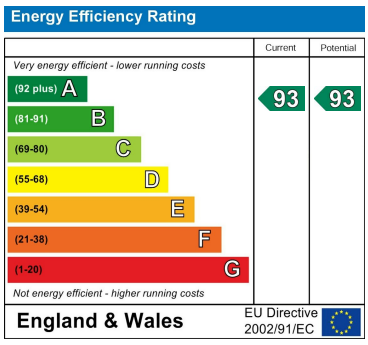
ONE BEDROOM MAISONETTE

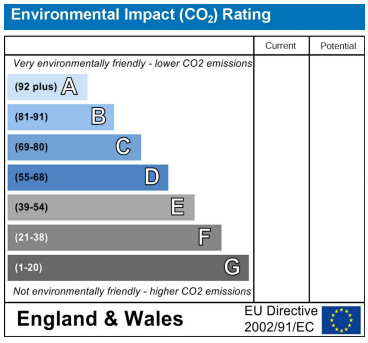
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





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