



Nestled within a sought-after conservation area along The Causeway, just moments from the heart of the vibrant market town of Chippenham, this beautifully presented two-bedroom home offers a rare blend of character, charm, and convenience.

Ideally suited to first-time buyers, downsizers, or commuters, the property enjoys easy access to the town's excellent amenities, green spaces, and transport links.

The accommodation is thoughtfully arranged and briefly comprises a welcoming communal entrance hall, leading to a private front door and into a spacious open-plan kitchen/dining room. To the rear, a utility area and bathroom provide added practicality, while a glazed door opens directly onto the delightful rear garden.

The home features two well-proportioned double bedrooms, along with an inner hallway and stairs rising to a truly stunning sitting room. This impressive space boasts a vaulted ceiling with exposed beams and French doors opening

## Viewing

Viewings Strictly by appointment with Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation - Chippenham

Chippenham itself 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.

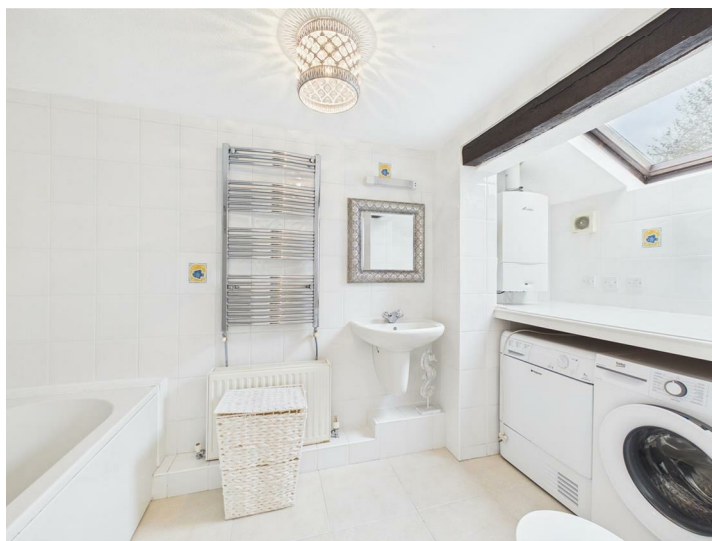
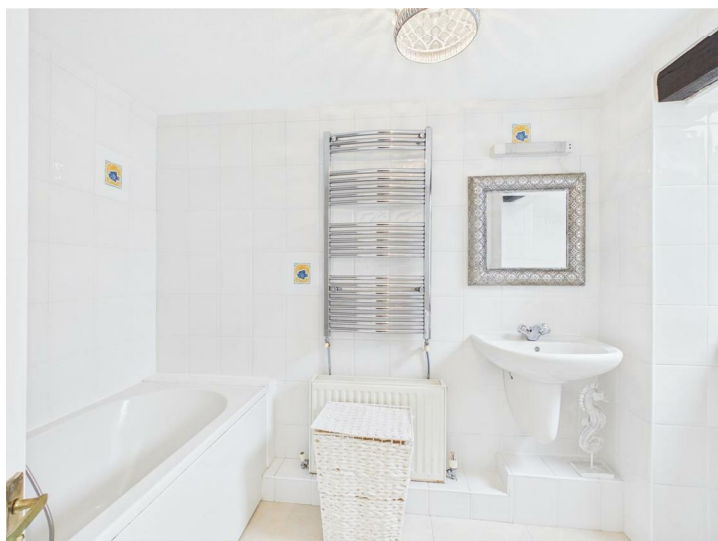
## Property Information

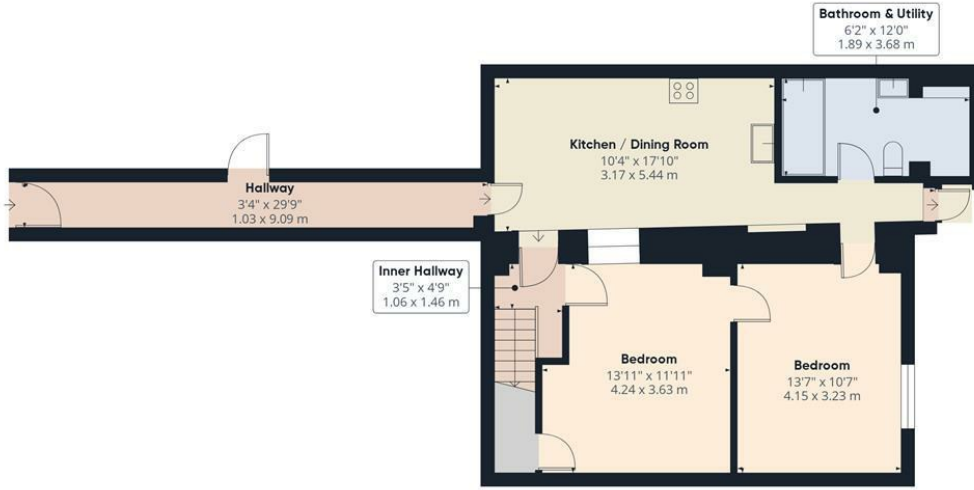
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

1084 ft<sup>2</sup>  
100.6 m<sup>2</sup>

Balconies and terraces

74 ft<sup>2</sup>  
6.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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		87
(69-80) C		
(55-64) D		75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(55-64) 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