



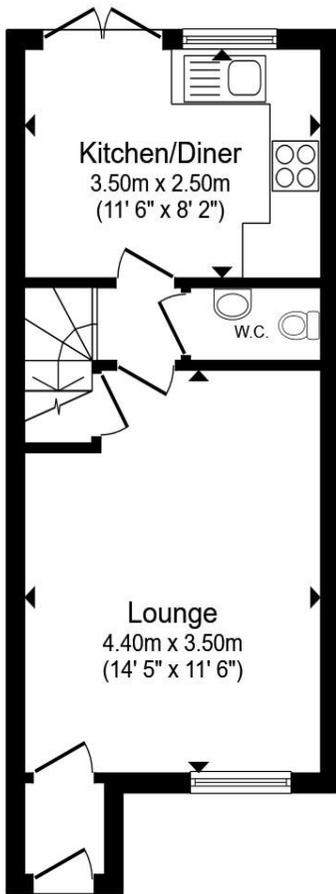
Clutterbuck Close, Chippenham SN15 1UX

welcome to

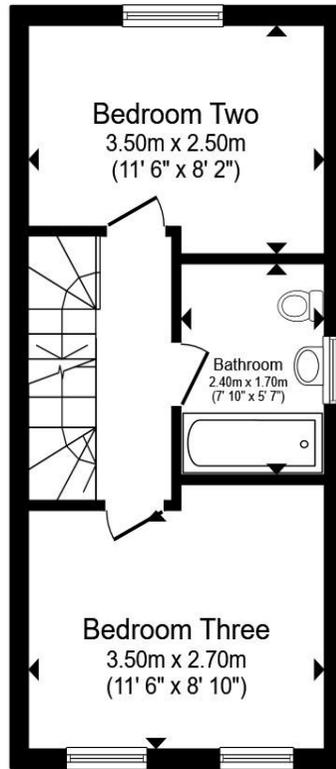
Clutterbuck Close, Chippenham

A modern three-storey townhouse on the popular Birds Marsh development, offering spacious living, a top-floor master suite, and a good size garden. Close to local amenities, Chippenham Town Centre, the M4 and rail links. Don't miss out—book your viewing!

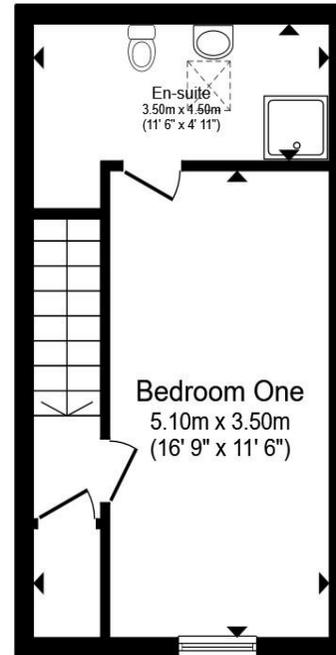




Ground Floor



First Floor



Second Floor

Total floor area 79.8 m² (859 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



Location

Outside, the property benefits from a good-size garden, perfect for outdoor seating and enjoying the sunshine. Its location is particularly appealing, set within easy reach of Birds Marsh, offering access to nature, dog-walking routes, and plenty of safe walking and running areas, ideal for those who enjoy an active lifestyle. Families will also appreciate the nearby children's play structure, the area enjoys strong local convenience, with multiple bus stops nearby, including services into Chippenham Town Centre, providing excellent transport links for daily errands and commuting. The postcode also benefits from access to essential amenities, with schools, shops, medical services and Chippenham Railway Station all within close proximity, making everyday living exceptionally convenient.

Entrance Porch

Lounge

14' 5" x 11' 6" (4.39m x 3.51m)

Kitchen/Diner

11' 6" x 8' 2" (3.51m x 2.49m)

Cloakroom

First Floor

Landing

Bedroom Two

11' 6" x 8' 2" (3.51m x 2.49m)

Bedroom Three

11' 6" x 8' 10" (3.51m x 2.69m)

Family Bathroom

Second Floor

Master Bedroom

16' 9" x 11' 6" (5.11m x 3.51m)

En-Suite

Outside

Front Garden

Rear Garden

Driveway Parking

welcome to

Clutterbuck Close, Chippenham

- Modern three-storey townhouse on the sought-after Birds Marsh development.
- Spacious top-floor master bedroom with private en-suite.
- Good size rear garden ideal for relaxing or entertaining.
- Flexible living space with lounge and kitchen/diner.
- Driveway Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111675



Property Ref:
CHP111675 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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