



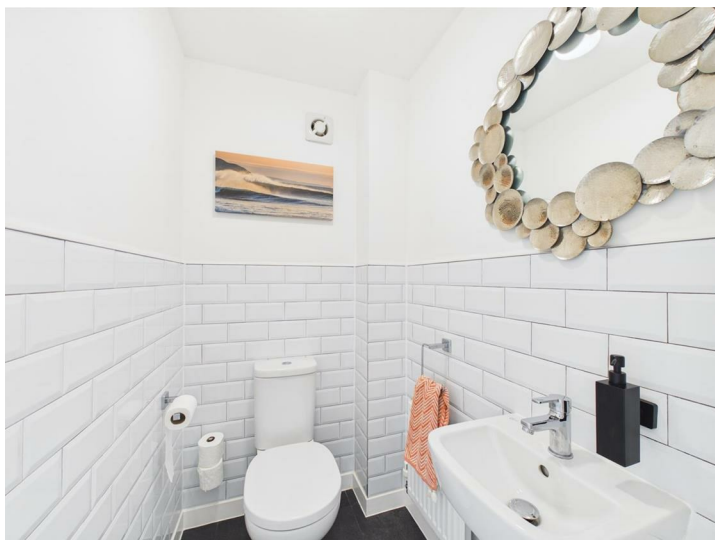
A beautifully presented three-bedroom semi-detached townhouse offering spacious and versatile accommodation arranged over three floors, situated within the sought-after Birds Marsh development in Chippenham.

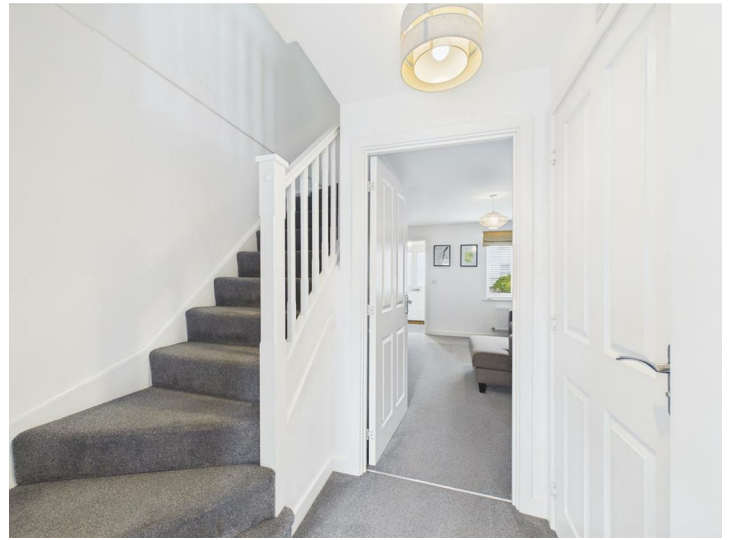
This attractive home features a welcoming entrance porch, cloakroom, stylish living room and a modern kitchen with French doors opening onto the rear garden. The garden offers gated side access and boasts a patio area, providing an ideal space for outdoor dining, entertaining and family enjoyment.

The first floor offers two well-proportioned double bedrooms alongside a contemporary family bathroom, while the impressive top floor is dedicated to a spacious principal bedroom complete with fitted storage and a private ensuite shower room.

Further benefits include driveway parking, gas central heating, double glazing and tasteful décor throughout, making this a fantastic move-in ready home. Conveniently located for local amenities, schools and transport links, this property is ideal for families, professional couples or those looking for flexible living space. Early viewing is highly recommended.

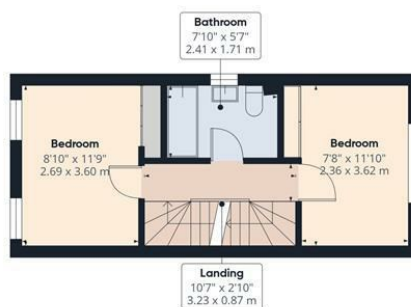
- Beautifully presented three-bedroom semi-detached townhouse
- Modern kitchen with French doors to the rear garden
- Two further double bedrooms and contemporary family bathroom
- Gas central heating and double glazing
- Fitted Wardrobes in all bedrooms
- Spacious principal bedroom with fitted storage and ensuite
- Generous landscaped garden with patio area
- Driveway parking
- Popular Birds Marsh residential development in Chippenham



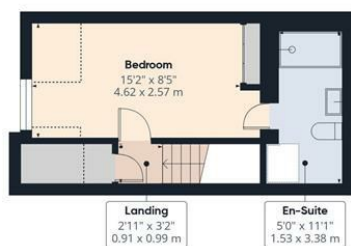




Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

853 ft²
79.1 m²

Reduced headroom

31 ft²
2.9 m²

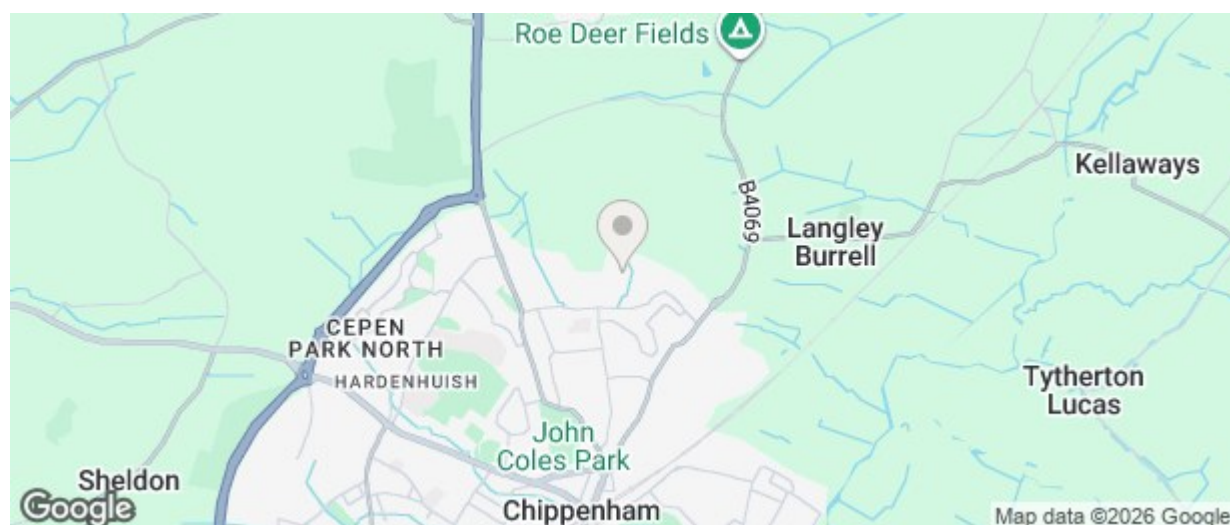
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Current	Potential
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Current	Potential
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	