17 Westerleigh Close, Chippenham, SN14 0RX

Price Guide £260,000

Located on the sought-after west side of Chippenham, Westerleigh Close is a spacious and well-presented three-bedroom home. Positioned within a quiet development, it enjoys easy access to local amenities and commuter routes, while the town centre and mainline railway station are conveniently close by.

- Spacious Three-Bedroom Home
- Very Well Presented
- Recently Re-Fitted Modern Kitchen
- Popular West Side of Chippenham
- Quiet Residential Development
- Short Drive to Town Centre and Mainline Train Station
- Kitchen/Dining/Conservatory Ideal for Family Living and Entertaining
- Enclosed Rear Garden
- Communal Parking Available
- Excellent Road Commuter Links

Freehold

EPC Rating D

Situated on the popular west side of Chippenham, Westerleigh Close is a spacious three-bedroom home offering well-presented accommodation throughout. Located within a quiet development, the property is within walking distance of local amenities and provides excellent access to road commuter links. The town centre and mainline train station are just a short drive away.

The ground floor comprises an entrance hall, WC, a comfortable lounge, and a recently re-fitted modern kitchen/diner, which extends into a generously sized conservatory—ideal for family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a modern shower room.

Externally, the house benefits from a pleasant enclosed rear garden with a patio seating area, providing an ideal outdoor space. Additional features include rear access and the availability of communal parking.

Situation
The property is just a short distance away from the town 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 good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Information
Council Tax Band: C

Freehold

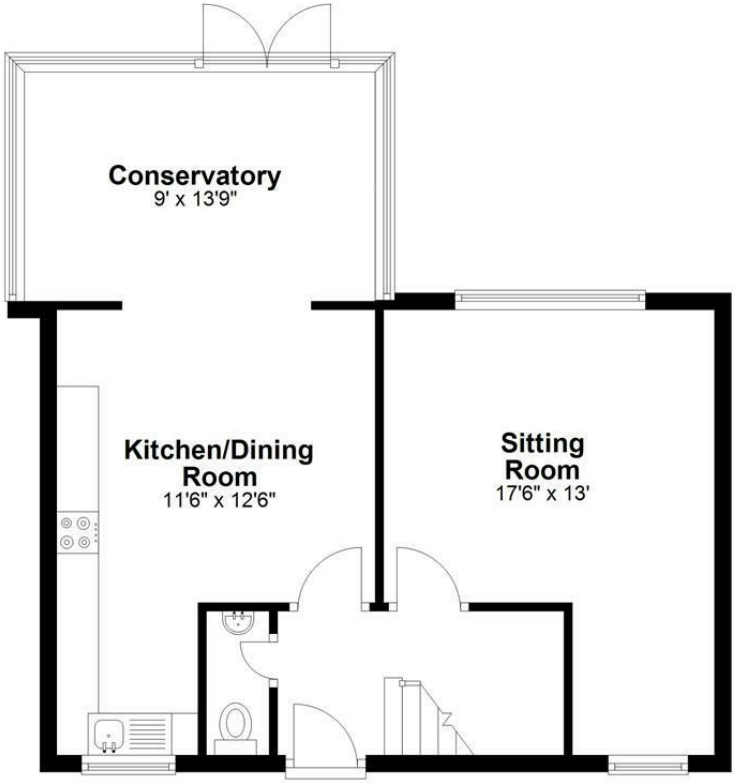
Mains electricity, water and drainage

Electric heating

EPC Rating: D

Annual Estate Charge: £166.94

Ground Floor
Approx. 580.0 sq. feet



First Floor
Approx. 451.9 sq. feet

Total area: approx. 1031.8 sq. feet

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