



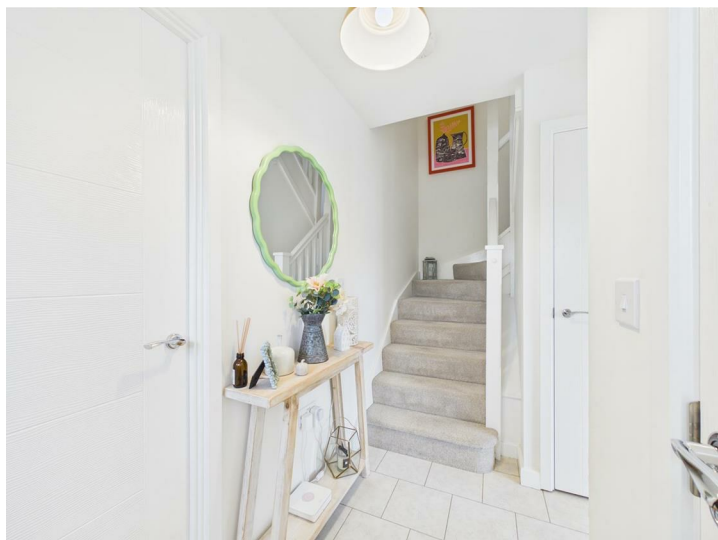
Nestled in the desirable residential area of Assart Way, Chippenham, this beautifully presented three-bedroom detached house is a true gem. Set on a generous corner plot, the property boasts a lovely large garden, perfect for outdoor entertaining or simply enjoying the sunshine.

Upon entering, you are welcomed into a sunny lounge that exudes warmth and comfort, making it an ideal space for relaxation or family gatherings. The modern kitchen is well-equipped and designed for both functionality and style, ensuring that meal preparation is a delight. The property also features two well-appointed bathrooms, including an en suite, providing convenience for family living.

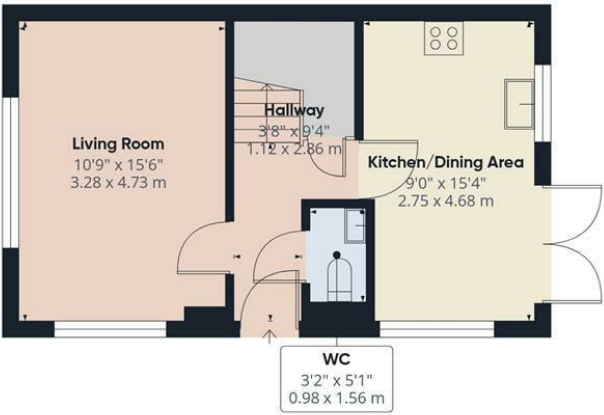
With a downstairs cloakroom, this home is designed with practicality in mind, catering to the needs of modern life. The accommodation is complemented by parking for two cars, adding to the ease of living in this charming residence.

Situated within a popular area, residents will benefit from easy access to local amenities and commuter routes, making it an excellent choice for families and professionals alike. This delightful home offers a perfect blend of comfort, style, and convenience, making it a must-see for anyone looking to settle in Chippenham.

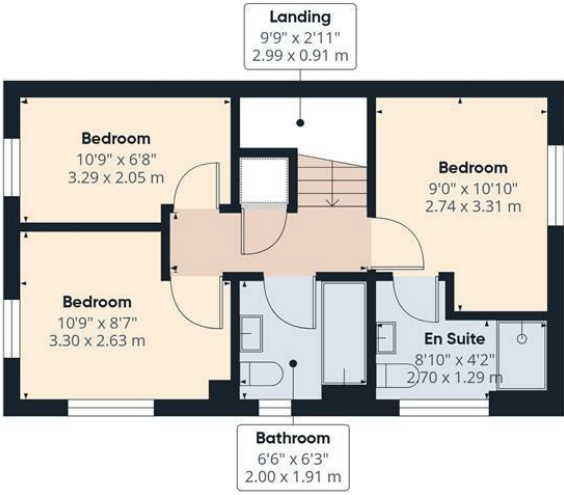
- Beautifully Presented Three Bedroom Detached
- Parking for Two Cars
- Modern Kitchen/Dining Area
- Downstairs Cloakroom
- Great Commuter Links along with Local Amenities
- Corner Plot with Large Garden
- Lovely Sunny Lounge
- Bathroom & En Suite
- Double Glazed & Gas Central Heated







Ground Floor



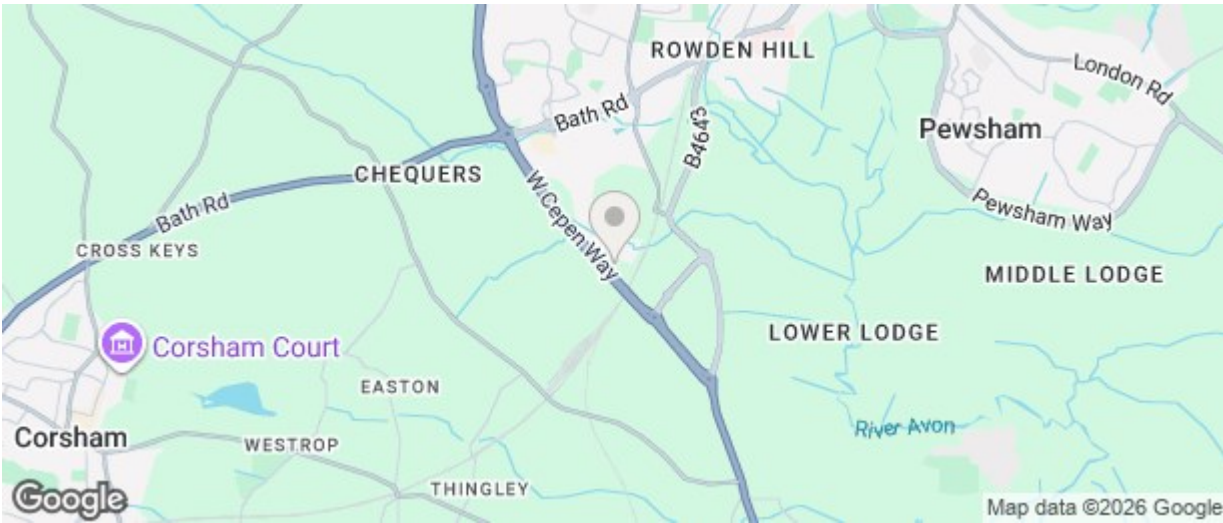
First Floor

Approximate total area⁽¹⁾
769 ft²
71.5 m²

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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