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ESTATE AGENTS



Marshall Street, Chippenham

Price Guide £220,000

This three bedroom terrace property is located in an established residential area of Chippenham with large rear garden. Perfect for first time buyers and commuters the property is centrally located and within walking distance of the main line rail links. Additionally the property is within close proximity of local schools, parks and shops. The accommodation is based over two floors and includes; an entrance hall, lounge and kitchen/dining area to the ground floor. On the first floor the landing leads to all three bedrooms and the family bathroom. Externally there is an enclosed front and 100' rear garden. NO ONWARD CHAIN.

Viewing

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

Situation

Chippenham 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 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.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Hall

Part glazed door to front, mat well, radiator, stairs to first floor.

Lounge 4.29m x 3.96m (14'01" x 13'00")

Upvc double glazed window to front, part glazed doors to porch, open fire place with stone hearth and back, wooden mantle, radiator, original wooden flooring.

Kitchen/Dining Room 4.60m x 2.13m (15'01" x 7'00")

Upvc double glazed windows to rear, opening to lounge, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine, fridge freezer, wall mounted combination boiler, radiator, large storage cupboard, stable door.

First Floor

Landing

Doors to;

Bedroom One 3.45m x 2.87m (11'04" x 9'05")

Upvc double glazed window to rear, radiator, original wooden flooring.

Bedroom Two 3.33m x 2.69m (10'11" x 8'10")

Upvc double glazed windows to front, radiator, original wooden flooring.

Bedroom Three 2.49m x 2.34m (8'02" x 7'08")

Upvc double glazed window to front, radiator, original wooden flooring.

Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising bath with mixer shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator

Externally

Front

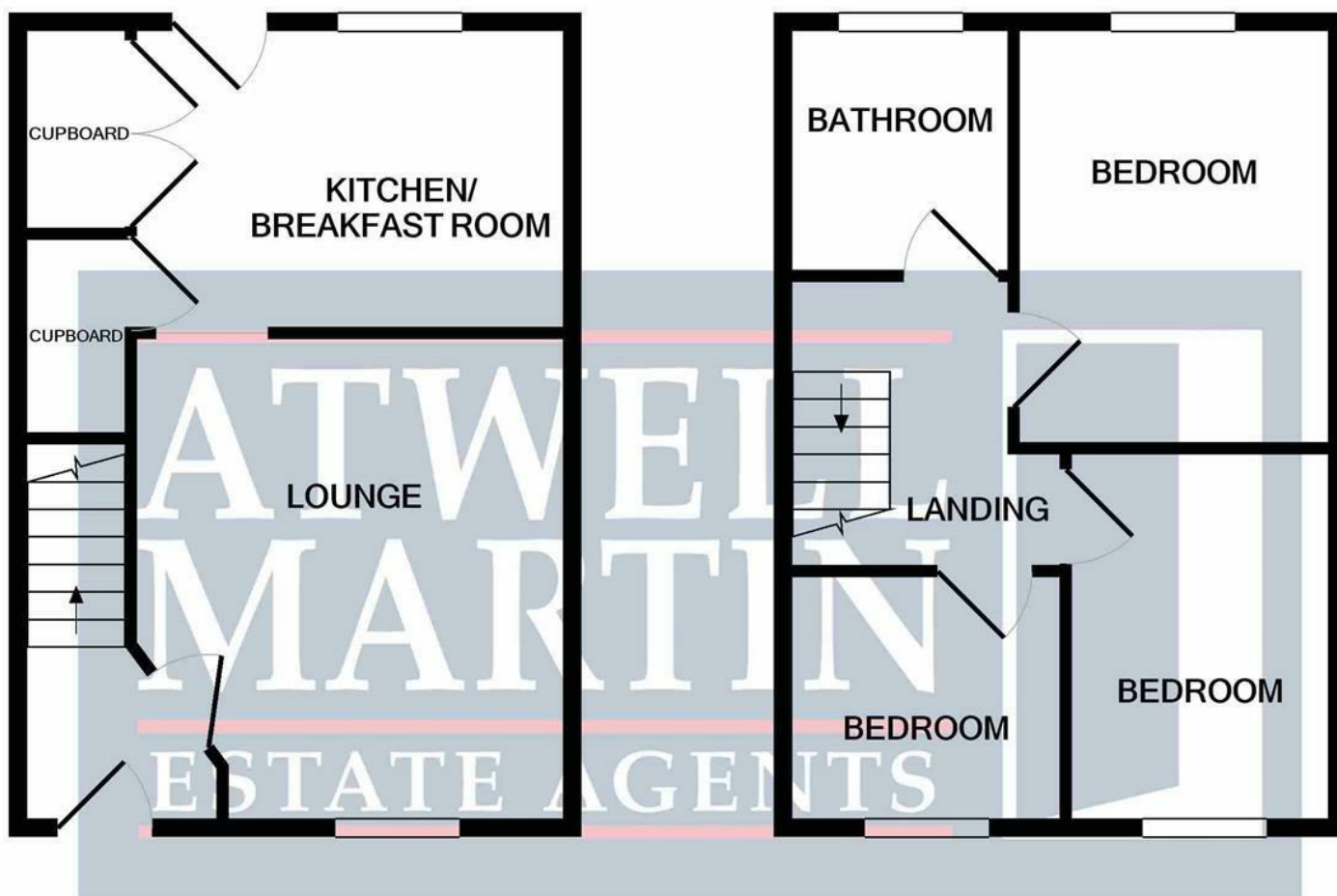
Picket fencing enclosing front garden with pathway to front door.

Rear Garden

100' Established enclosed rear garden, laid to lawn with mature planing.







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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