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Culverwell Road, Chippenham

Price Guide £250,000



A well presented and EXTENDED three bedroom family home ideally situated near shops and schools on the western side of town. The accommodation comprises; entrance hall, impressive 20' SITTING ROOM, dining room and 19' kitchen/breakfast room to the ground floor. The first floor provides; three bedrooms and refitted family bathroom. Externally there are front & rear gardens and single garage with two off road parking spaces in front. An internal viewing is highly recommended.

#### 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 itself 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

With upvc double glazed door to front, doors to sitting room and under stairs cupboard, stairs to first floor landing, radiator, carpeted flooring.

##### Sitting Room 6.20m x 3.58m (20'4" x 11'9")

With upvc double glazed window to front, part glazed

French doors to dining room, door to kitchen/breakfast room and entrance hall, living flame effect electric fireplace, two radiators, under stairs storage cupboard, carpeted flooring.

##### Kitchen / Breakfast Room 5.94m x 2.49m (19'6" x 8'2")

With upvc double glazed window and door to rear, doors to sitting room and dining room, fitted kitchen offering a matching range of wall and base units, one and a half bowl ceramic sink drainer inset to rolled edge work surfaces, space for electric oven & hob with cooker hood over, space and plumbing for automatic washing machine and spaces for dishwasher-tumble dryer-fridge/freezer, wall mounted boiler, radiator, tiled flooring.

##### Dining Room 3.35m x 2.77m (11' x 9'1")

With upvc double glazed French doors opening onto the rear garden and internal part glazed French doors to Sitting room, door to Kitchen/Breakfast Room, radiator, carpeted flooring.

#### First Floor

##### Landing

With carpeted stairs rising from the entrance hall, airing cupboard housing the hot water cylinder, access to roof space, carpeted. Doors to...

##### Master Bedroom 2.87m x 2.82m (9'5" x 9'3")

With upvc double glazed window to front, radiator, carpeted.

##### Second Bedroom 3.30m x 2.72m (10'10" x 8'11")

With upvc double glazed window to rear, radiator, carpeted.

##### Third Bedroom 2.64m x 2.31m (8'8" x 7'7")

With upvc double glazed window to rear, radiator, carpeted.

#### Family Bathroom

With obscure upvc double glazed window to front, fitted with a three piece white suite comprising; bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, full tiling, chrome heated towel rail, vinyl flooring.

#### Externally

##### Front Garden

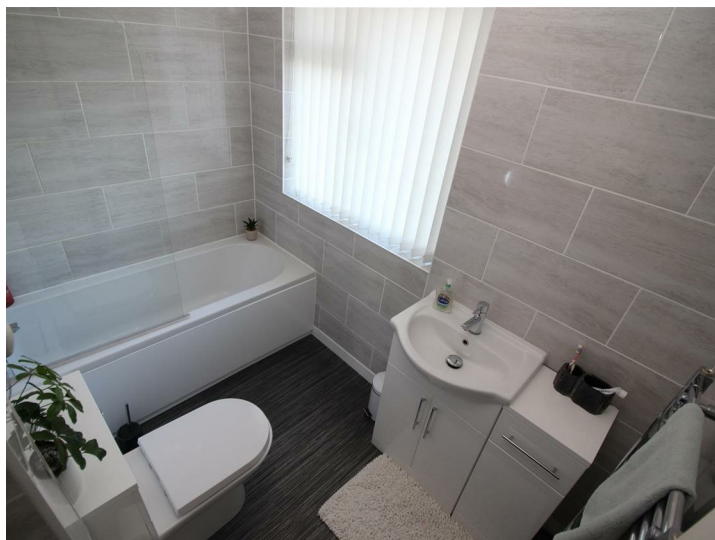
The front garden is open and laid to lawn with path to front door.

##### Rear Garden

The rear garden is fence enclosed and level, patio area, timber shed and gated rear access to the garage and parking areas.

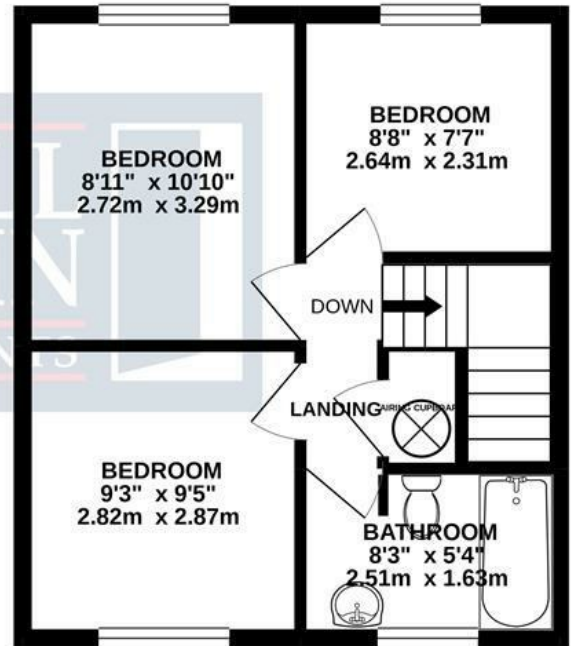
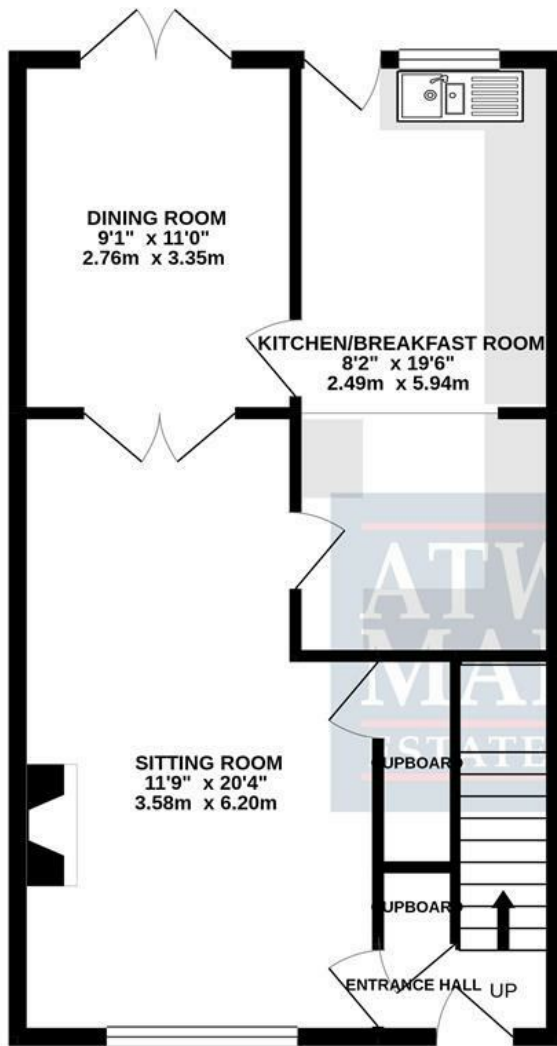
#### Single Garage & Driveway

Situated a short distance from the property is a single garage with power and light, single up and over door to front and personal door to side. There are two off road driveway parking spaces in front.









Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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