



Walnut Drive, Chippenham SN15 1FS

welcome to

Walnut Drive, Chippenham

A well-presented three-bedroom end-terrace home in Walnut Drive featuring a spacious living room, modern kitchen/dining room, en-suite to the principal bedroom, enclosed rear garden with shed, and allocated parking. Ideally located for local amenities, schools and commuter links.



A beautifully presented three-bedroom end-terrace home, ideally situated in the Birds Marsh Development. Offering well-balanced accommodation across two floors, a private rear garden and allocated parking, this fantastic property is perfectly suited to first-time buyers, growing families and investors alike.

The accommodation begins with an inviting entrance hall and convenient cloakroom, leading into a spacious living room - a bright and welcoming space ideal for relaxing or entertaining. To the rear, the modern kitchen/dining room provides an excellent social hub, with ample room for family dining and direct access to the enclosed rear garden.

Upstairs, the property boasts three bedrooms, including a generous principal bedroom complete with its own en-suite shower room. A well-proportioned second bedroom, a versatile third bedroom ideal as a nursery or home office and a contemporary family bathroom complete the first-floor accommodation.

Externally, the property enjoys the added benefit of an enclosed rear garden, mainly laid to lawn with a patio area and useful garden shed, creating the perfect space for outdoor dining and family enjoyment. To the front, allocated parking provides everyday convenience.

Walnut Drive is conveniently located for local amenities, schools and transport links, with Chippenham town centre, the mainline railway station and access to the M4 motorway all within easy reach, making this an excellent choice for commuters and families alike.

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Rear Garden

Allocated Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Walnut Drive, Chippenham

- Three Bedroom End-Terrace Home
- Spacious Accommodation Throughout
- Modern Kitchen/Dining Room with Garden Access
- Principal Bedroom with En-Suite Shower Room
- Enclosed Rear Garden & Allocated Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHP111950 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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