



📍 8 Beech Close, Chippenham, SN15 1FR

🏠 Price Guide £269,950

Offered With No Onward Chain-This beautifully presented 2 bedroom semi-detached home, built in 2019, is located on the sought-after Birds Marsh development and offers stylish, modern living across two floors.

- Beautifully Presented
- Modern Property
- Semi-Detached
- Quiet Position
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Close To Town Centre Amenities and Mainline Train Station
- Great Access to the M4-Junction 17
- Gas Central Heating
- No Onward Chain

🏡 Freehold

🏠 EPC Rating B



This beautifully presented 2 bedroom semi-detached home, built in 2019, is located on the sought-after Birds Marsh development and offers stylish, modern living across two floors.

The accommodation comprises a welcoming entrance hall with cloakroom, a comfortable sitting room, and a superb kitchen/dining area featuring contemporary units, a built-in oven, hob, and extractor. French doors open directly onto the rear garden, creating a bright and sociable space ideal for entertaining.

Upstairs, there are two generous double bedrooms and a modern bathroom fitted with a white suite plus shower over.

Outside, the property enjoys a low maintenance enclosed rear garden with a artificial grass and paved patio seating area—perfect for outdoor relaxation. To the front there is parking for two vehicles.

Situation

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the town centre 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; C

Freehold

Mains Services

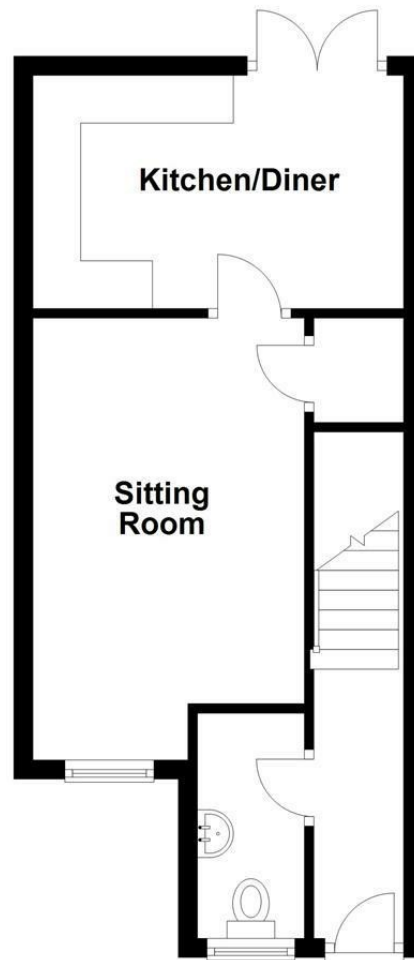
Gas Central Heating

EPC Rating; B



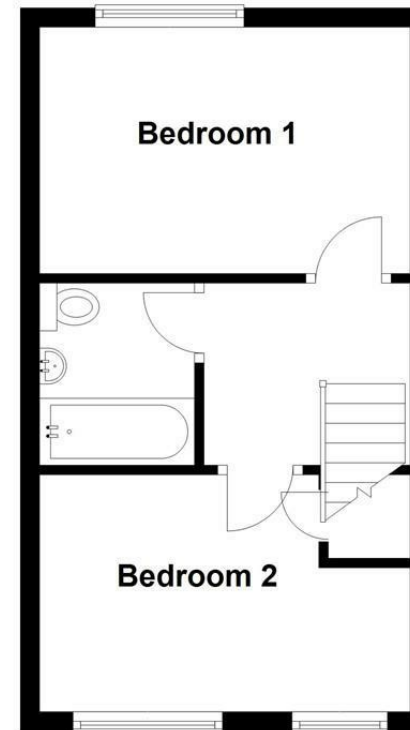
Ground Floor

Approx. 343.4 sq. feet



First Floor

Approx. 299.9 sq. feet



Total area: approx. 643.3 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.