



📍 3 Maud Heath Court, Chippenham, Wiltshire, SN15 1BJ

🏠 Price Guide £310,000

OFFERED WITH NO ONWARD CHAIN-A well-presented three-bedroom townhouse set over three storeys, ideally located within walking distance of the mainline station and town centre. Benefiting from allocated parking and an enclosed rear garden, and offered with no onward chain, it's an excellent choice for commuters and families alike.

- Well Presented and Spacious Three Bedroom Townhouse
- Walking Distance to Mainline Train Station and Town Centre
- Ideal for Commuters and Families
- Set Back From the Road in a Small Development of Similar Homes
- Two First Floor Bedrooms with Fitted Wardrobes
- Impressive Second Floor Principal Bedroom with En-Suite Shower Room
- Enclosed Rear Garden
- Allocated Parking Space
- Convenient Access to M4 (Junction 17)
- Offered with No Onward Chain

🏠 Freehold

🏠 EPC Rating



A well presented and spacious contemporary three-bedroom townhouse arranged over three storeys, ideally located within a short walk of the mainline train station and town centre. Perfectly suited for rail commuters, this stylish home also offers families convenient access to a wide range of local amenities. Set back from the road, the property forms part of a small and attractive development of similar homes, each benefiting from allocated parking and enclosed rear gardens. Offered with no onward chain, this represents an excellent opportunity for buyers seeking a straightforward and timely purchase.

The accommodation comprises an entrance hall with a cloakroom/WC. There is a fitted kitchen opening into a dining area with direct access to the rear garden, creating an ideal space for entertaining. Leading off the dining area is a generously sized sitting room featuring a fireplace and French doors opening out to the rear garden.

To the first floor are two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with a family bathroom. Occupying the second floor is a superb principal bedroom, also with fitted wardrobes and an en-suite shower room.

Externally, the property enjoys an enclosed rear garden, while to the front there is an allocated parking space. The location is particularly appealing for commuters, offering convenient access to the M4 at Junction 17.

Situation

The property is just a short walk away from the town and all amenities which include pubs, restaurants, a range of shops and two parks including the pleasant Monkton Park with a nine hole golf course, riverside walks and cycleways. A 5 minute walk to the mainline railway station (London Paddington - approx. 1 hour, 11 mins; Bath 10 minutes and Bristol 22 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 good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College and Bath College & University.

Property Information

Council Tax Band; D

Freehold

Mains Services

Gas Fired Central Heating

EPC Rating; C



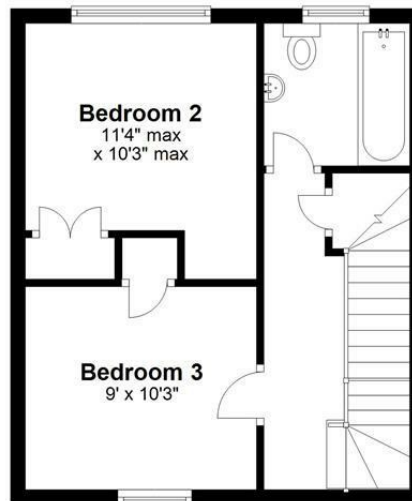
Ground Floor

Approx. 482.6 sq. feet



First Floor

Approx. 352.8 sq. feet



Second Floor

Approx. 352.8 sq. feet



Total area: approx. 1188.3 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.