





📍 32 Neath Drive, Chippenham, Wiltshire, SN15 1UU

🏠 Price Guide £260,000

A modern, well-presented, two double bedroom mid-terrace house, built in 2020 which is situated on the popular, and newly established Birds Marsh development, and is only a short distance from both the M4 and Chippenham railway station.

- Modern Mid-Terrace Property
- Nicely Presented
- Two Double Bedrooms
- Pleasant Low Maintenance Rear Garden
- Allocated Parking
- Quiet Cul-De-Sac
- Popular Birds Marsh Development
- Great Access to M4
- Ideal First Time Purchase / Investment Property
- Remaining NHBC Warranty

🏡 Freehold

🏠 EPC Rating B





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The property offers accommodation over two floors comprising; entrance hall with cloakroom off, sitting room, lovely kitchen/diner with built in oven, hob and extractor, modern units, and French doors opening onto the rear garden. Situated to the first floor are two double bedrooms and a bathroom with white suite.

Externally, there is a pleasant low maintenance rear garden with large decked seating area. Additionally, there is off street driveway parking for two vehicles.

The property would make the perfect first time purchase, or investment opportunity.

#### **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

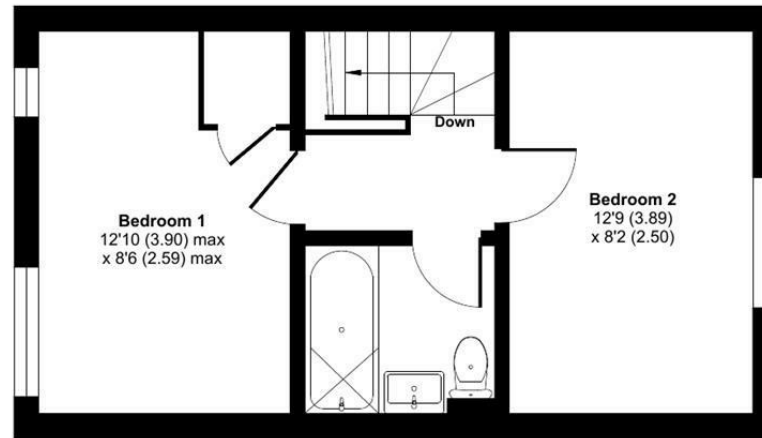
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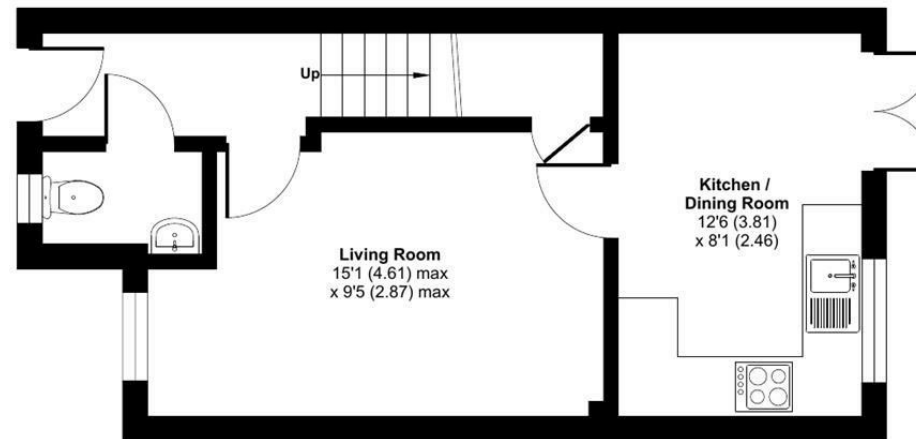
## Neath Drive, Chippenham, SN15

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1240429

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