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Parliament Street, Chippenham

Price Guide £300,000

A beautifully presented three-bedroom period cottage, combining charming character features with stylish modern living, situated on the ever-popular and highly desirable Parliament Street.

Ideally positioned just a mile from the town centre and within easy reach of commuter links, this attractive home has been thoughtfully improved to offer well-presented accommodation throughout. The ground floor features a welcoming entrance hall, a characterful sitting room with wood-burning stove, a separate dining room with a further wood-burning stove, and a stylish fitted kitchen with solid Beech work surfaces and underfloor heating. There is also a useful utility space and a contemporary family bathroom, again benefiting from underfloor heating.

To the first floor, a galleried landing leads to three well-proportioned bedrooms, with the master bedroom enjoying a feature fireplace, fitted wardrobe and its own en-suite shower room.

Externally, the property continues to impress, with driveway parking for two vehicles to the front and a private, level rear garden, mainly laid to lawn and complemented by mature planting, flower beds and a useful storage shed. A

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

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 from 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.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

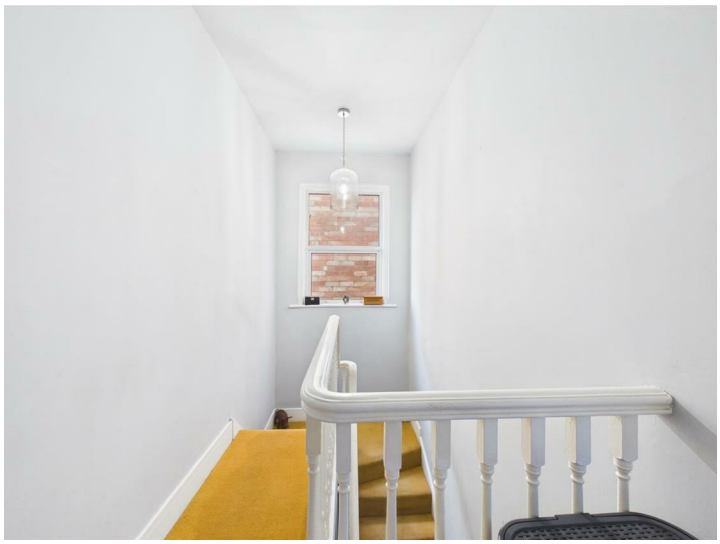
Tenure - Freehold

Right of Way - There is a right of way for the neighbouring, attached property to access their garden via the side passageway.













Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

1122 ft²

104.1 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

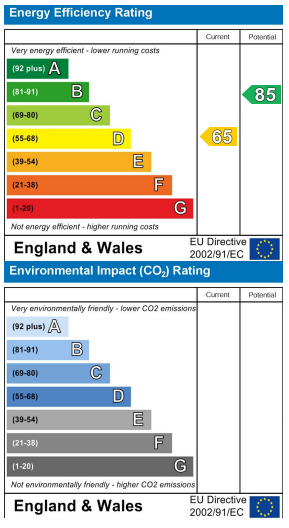
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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