



Nestled in the heart of Chippenham, this beautifully presented Grade II Listed end terrace period cottage on Marshfield Road offers a delightful blend of traditional charm and modern convenience. As you step inside, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, providing ample space for family living or guests.

The modern fitted kitchen is a true highlight, featuring contemporary appliances while retaining the character of the home. The bathroom is equally impressive, showcasing a stylish roll-top bath that adds a touch of luxury to your daily routine. Throughout the cottage, replacement sash windows enhance the aesthetic appeal, allowing natural light to flood the interiors while maintaining the property's period features.

Outside, the well-maintained garden offers a serene outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. This charming cottage is not only a comfortable home but also a wonderful opportunity to embrace the vibrant community of Chippenham, with its array of local amenities and picturesque surroundings. Whether you are a first-time buyer or looking for a family home, this property is sure to impress.

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 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

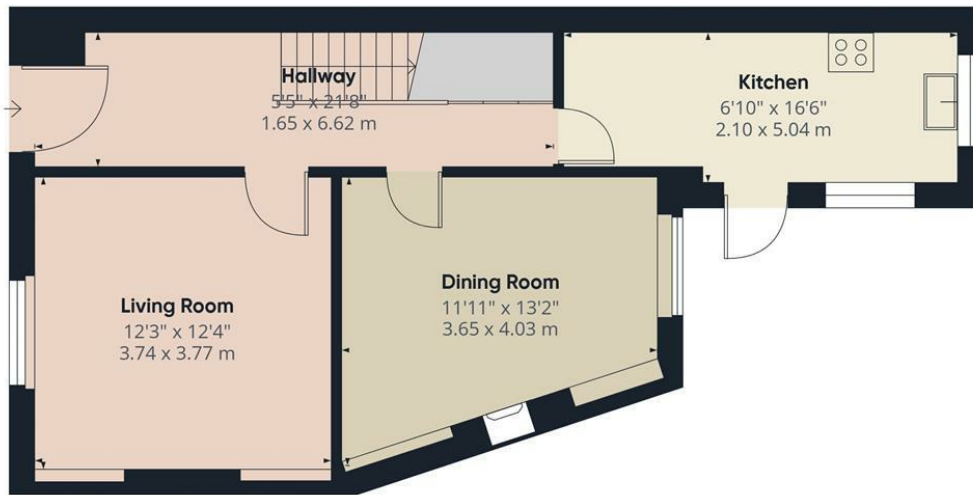
Utilities/Services - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

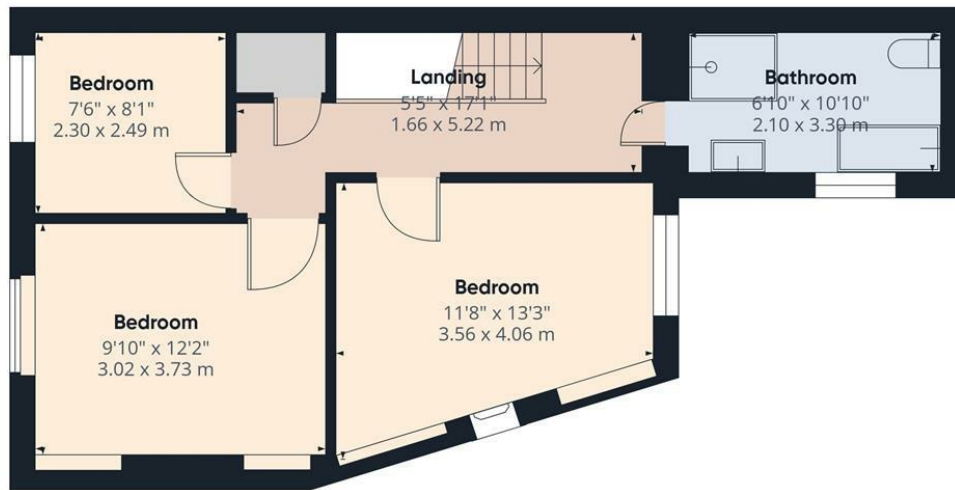
Tenure - Freehold







Ground Floor



First Floor



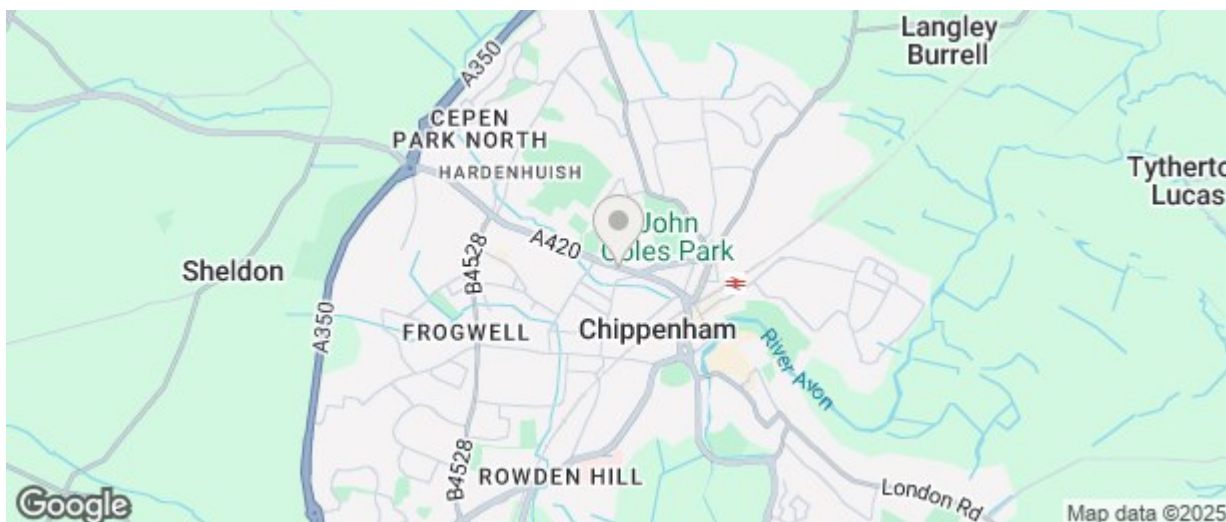
Approximate total area⁽¹⁾

1003 ft²
93.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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