



20 Paddocks House, Chippenham

Price Guide £195,000

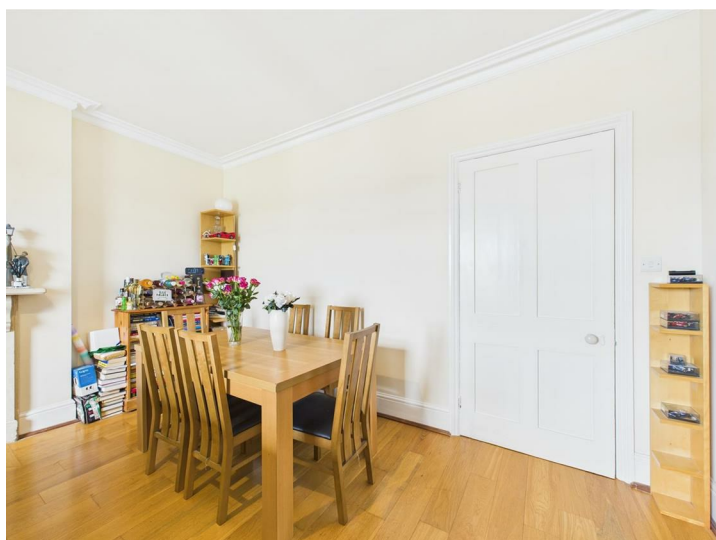
Centrally located in the charming area of The Paddocks, Chippenham, this delightful period apartment offers a perfect blend of character and modern living. Spanning an impressive 858 square feet, this historical gem features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are welcomed into the entrance hall which leads to the sitting / dining room offering countryside views that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively. The property also boasts a modern fitted kitchen & bathroom, catering to all your daily needs.

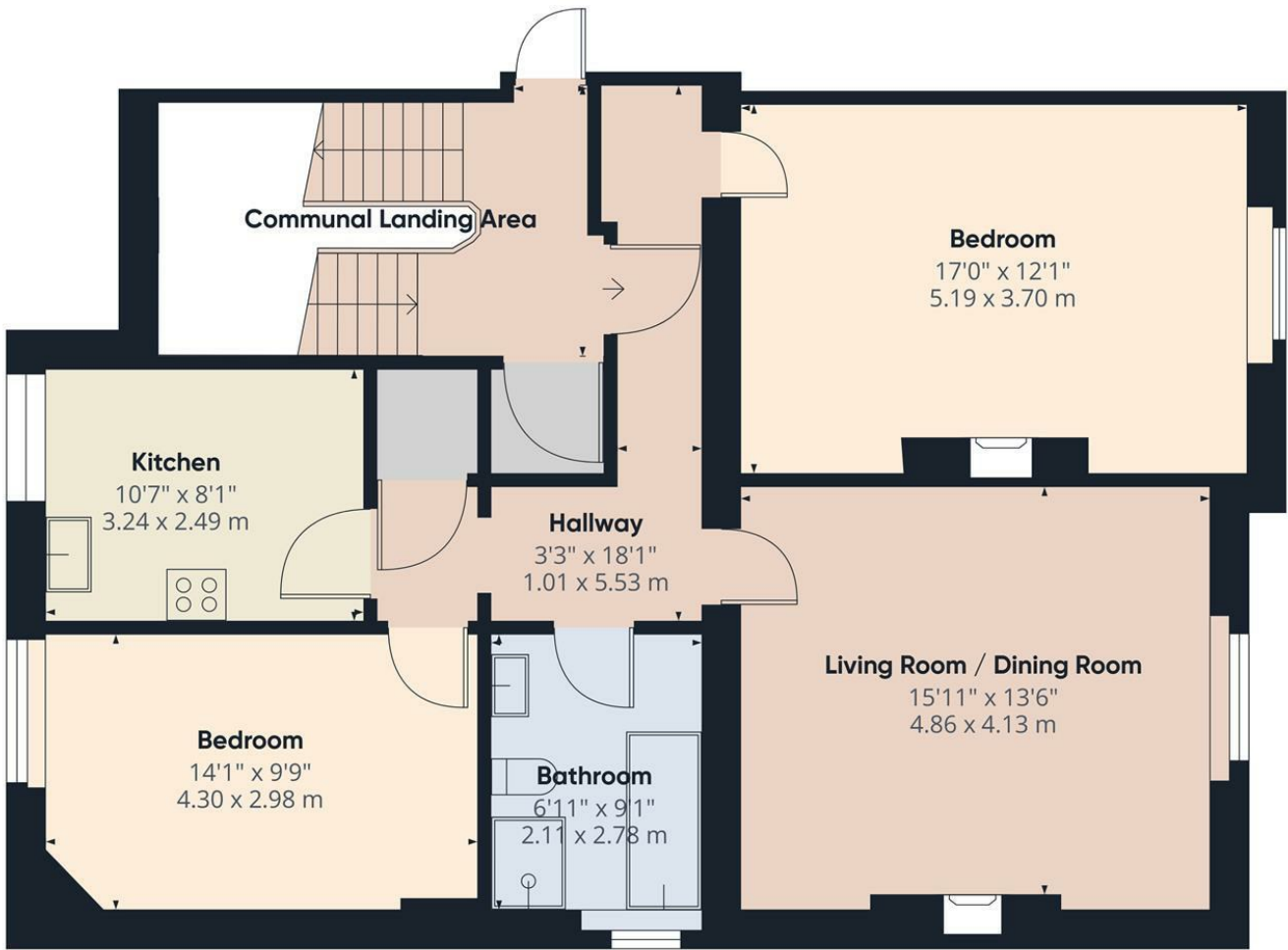
One of the standout features of this flat is the convenience of parking for one vehicle, plus communal visitor parking too, a valuable asset in this desirable location. The Paddocks is known for its tranquil surroundings, yet it remains within easy reach of local amenities, schools, and transport links, making it a practical choice for those who commute or enjoy the vibrancy of central Chippenham.

This period property exudes charm and character, offering a unique living experience that is hard to find in modern developments. Whether you are looking to invest or seeking a new place to settle down, this flat in The Paddocks presents an excellent opportunity to enjoy comfortable living in a picturesque setting. Do not miss the chance to make this lovely apartment your new home.

- First Floor Apartment
- A Charming Conversion of this Historical Gem
- Countryside Views
- Centrally Located for All the Towns Amenities
- Walking Distance to the towns Mainline Rail Links
- Two Generous Double Bedrooms
- Sitting / Dining Room with Feature Fireplace
- Fitted Kitchen & Bathroom
- Allocated Parking & Visitor Parking
- A Pleasure to View! Virtual Tour Available Now







Approximate total area<sup>(1)</sup>  
883 ft<sup>2</sup>  
82 m<sup>2</sup>

(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		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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