



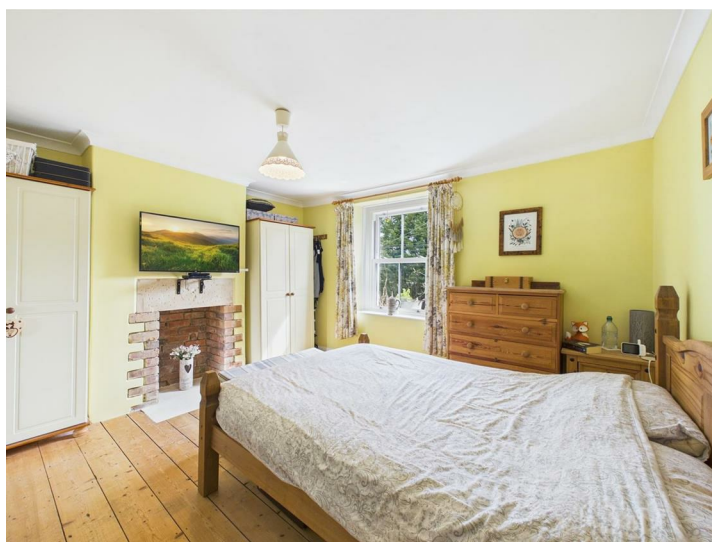
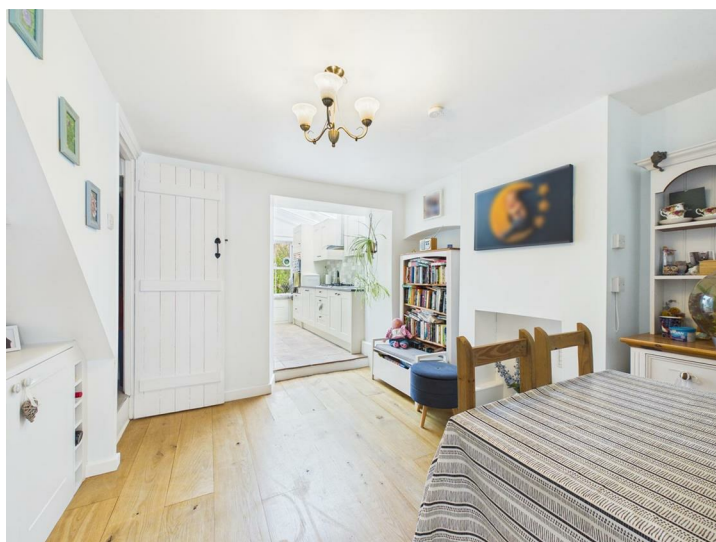
Nestled on Baydons Lane in the heart of Chippenham, this charming three-bedroom terraced cottage presents an excellent opportunity for those seeking a blend of character and modern living. The property boasts a welcoming reception room that flows seamlessly into a stylish kitchen, perfect for both entertaining and everyday family life.

The cottage retains some delightful original features, adding to its unique charm, while also incorporating contemporary fittings that cater to modern tastes. The spacious lounge and dining area provide a comfortable setting for relaxation and gatherings.

One of the standout features of this property is the long garden at the front, offering a lovely outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. Additionally, the rear courtyard garden provides a private retreat, ideal for alfresco dining or quiet contemplation.

Situated within walking distance of the popular Monkton Park, residents will appreciate the convenience of having local amenities, parks, and recreational facilities close at hand. This property is perfect for families, couples, or anyone looking to enjoy the vibrant community of Chippenham. With its ideal location and charming features, this cottage is a must-see for prospective buyers or renters alike.

- Charming Three Bedroom Terrace
- Lounge and Dining Room
- Double Glazing and Gas Central Heating
- Bathroom
- Close to Local Amenities
- Stylish Kitchen
- Long Front Garden with Courtyard to the Rear
- Walking Distance to the Popular Monkton Park Development



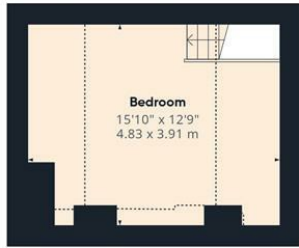




Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

943 ft<sup>2</sup>  
87.5 m<sup>2</sup>

Reduced headroom

94 ft<sup>2</sup>  
8.7 m<sup>2</sup>

(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.

GIRAFFE 360



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		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		
(55-68) 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