



**37 Tugela Road, Chippenham, SN15 1JF**

**£345,000**

Located moments from the mainline train station serving Bath, Bristol and London Paddington a well loved and extended period terrace home with private rear garden and garden office/store. Internally comprising; entrance hallway, lounge, dining room, extended "L Shaped" Kitchen and bathroom on the ground floor. On the first floor there are three bedrooms. A home that would suit many different types of buyers.

## Entrance Hallway



Composite front door, laminate flooring, door to the lounge, under stairs cupboard and opening to the dining room.

## Lounge



Double glazed window to the front, radiator, feature Cast Iron fireplace.

## Dining Room



Openings to the kitchen, laminate flooring, radiator, wood burner with slate hearth and Oak mantle, stairs to the first floor.



## Kitchen



Double glazed French doors to the garden, two skylight windows, laminate flooring, range of floor and wall mounted units, gas hob, electric ovens, fridge/freezer, plumbing for a dishwasher, tall feature radiator, sink and drainer and door to the bathroom.



## Bathroom



Double glazed window, towel radiator, wash hand basin, toilet, bath with shower over, laminate flooring and storage cupboard.

## Landing

Doors to all bedrooms.

## Bedroom One



Double glazed window to the rear, radiator and wardrobe.

## Bedroom Two



Double glazed window to the front and radiator.

## Bedroom Three



Double glazed window to the front and radiator.

## Rear Garden



Laid to areas of lawn with patio seating, with shrub borders and timber garden room with storage section double glazed window and double glazed French doors.



## Tenure

We are advised by the .Gov website that the property is freehold.

## Council Tax

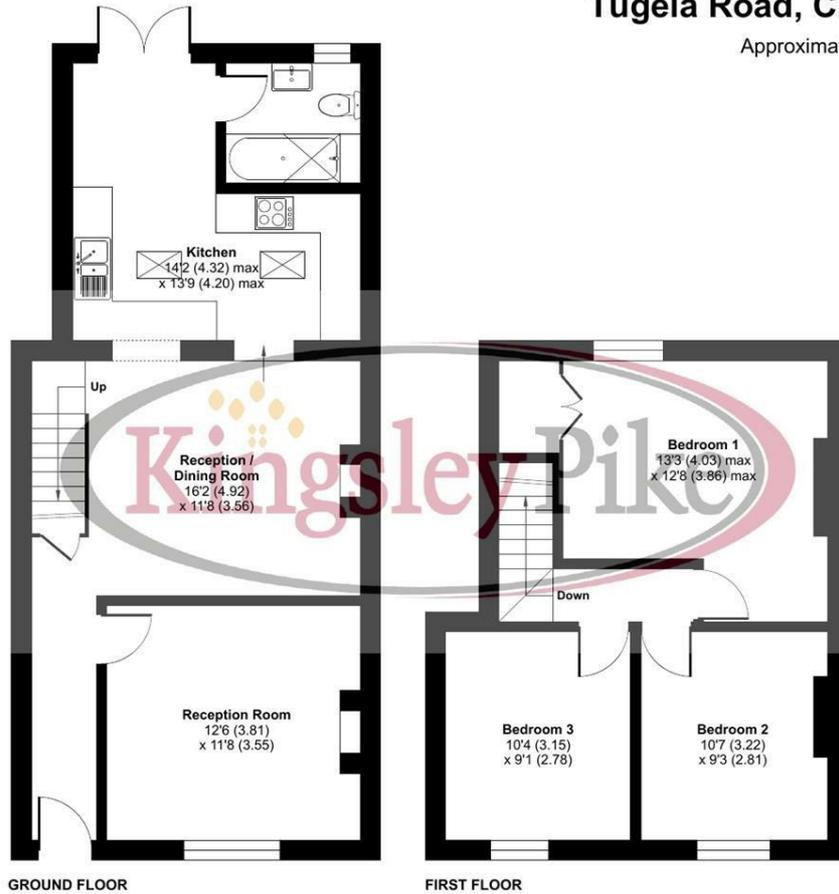
We are advised by the .Gov website that the property is band B.

# Floor Plan

## Tugela Road, Chippenham, SN15

Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale

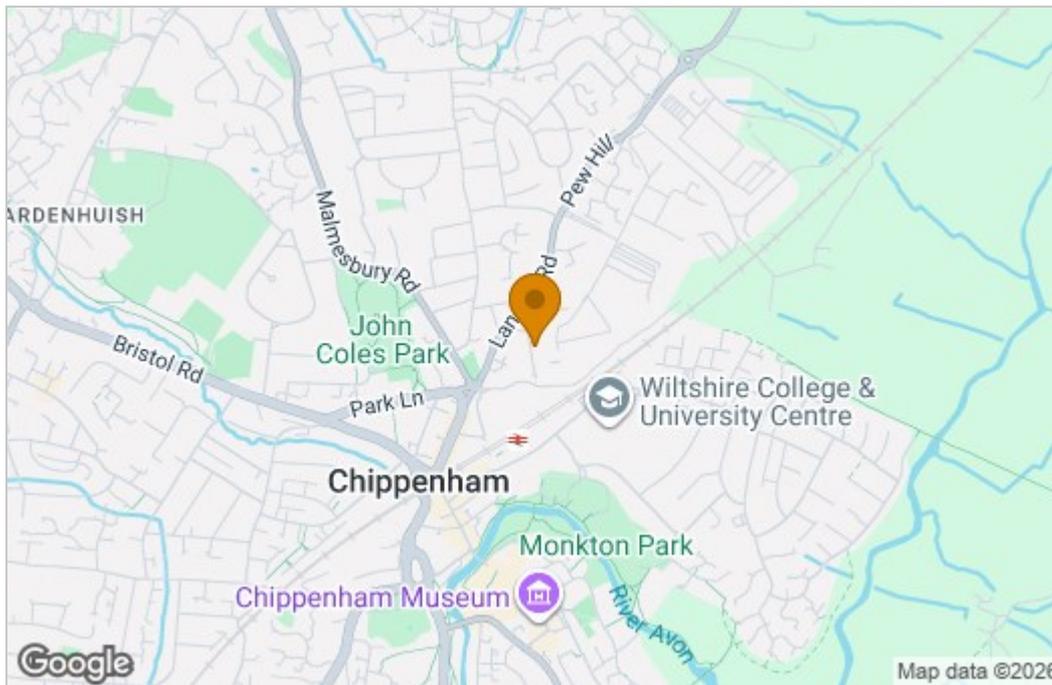


GROUND FLOOR

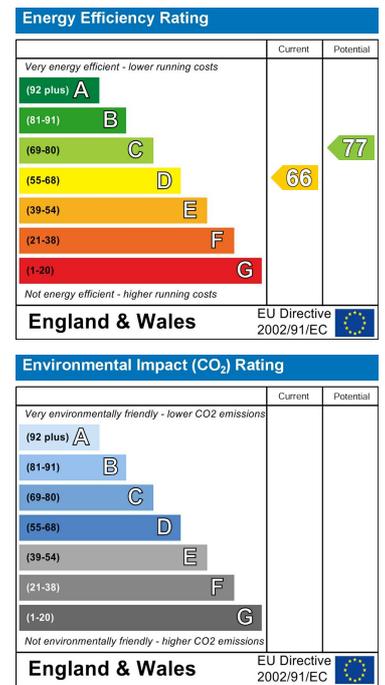
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Kingsley Pike. REF: 1394931

# Area Map



# Energy Efficiency Graph



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