



7 Parliament Street, Chippenham, SN14 0DE

£269,950

Located within walking distance to the Town Centre with main line rail serving London Paddington, a well presented two double bedroom mature terrace house. To the rear of the property there is a garden laid mainly to lawn with patio and stone shingled area. The current owner uses the area to the front as a parking space. features include fireplaces and stripped floor in the dining room. The property benefits from double glazing and gas central heating.

Entrance Hallway



Front door leads into hallway. stair case to first floor, radiator.

Living Room 11'04" x 10'01 max (3.45m x 3.07m max)



Double glazed window, fireplace with gas fire, radiator.

Dining Room 12'05" x 10'11" (3.78m x 3.33m)



Double glazed window, radiator, stripped floor, fireplace, under stairs cupboard.



Fitted Kitchen 11'01" x 7'10" (3.38m x 2.39m)



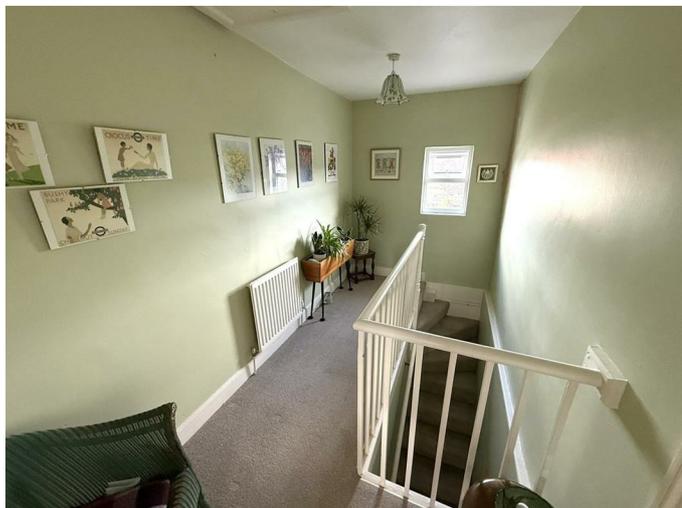
Double glazed window, Velux skylight, work tops with a range of cupboards and drawers, inset

ceramic sink, space for cooker with cooker hood, space for fridge/freezer, integrated dishwasher, radiator, door to cloakroom / utility, door to side and garden.

Cloakroom / Utility 7'01" x 4'06" (2.16m x 1.37m)

Two double glazed windows, W.C, hand basin, plumbing and space for washing machine, radiator.

Landing



Double glazed window, access to loft with drop down ladder and light, radiator, built in cupboard housing boiler.

Bedroom One 12'06" x 10'06" (3.81m x 3.20m)



Double glazed window, fireplace, radiator, built in cupboard.

Bedroom Two 11'02" x 9'06" (3.40m x 2.90m)



Double glazed window, fireplace, radiator, built in cupboard.

Bathroom



Double glazed window, white suite with 'P' shaped bath, over bath shower, hand basin, W.C, radiator, built in cupboard.

Outside



Rear



To the rear there is an enclosed garden with lawn, patio and stone shingled area.

Front

To the front there is a stone shingled area that the current owner uses for parking.

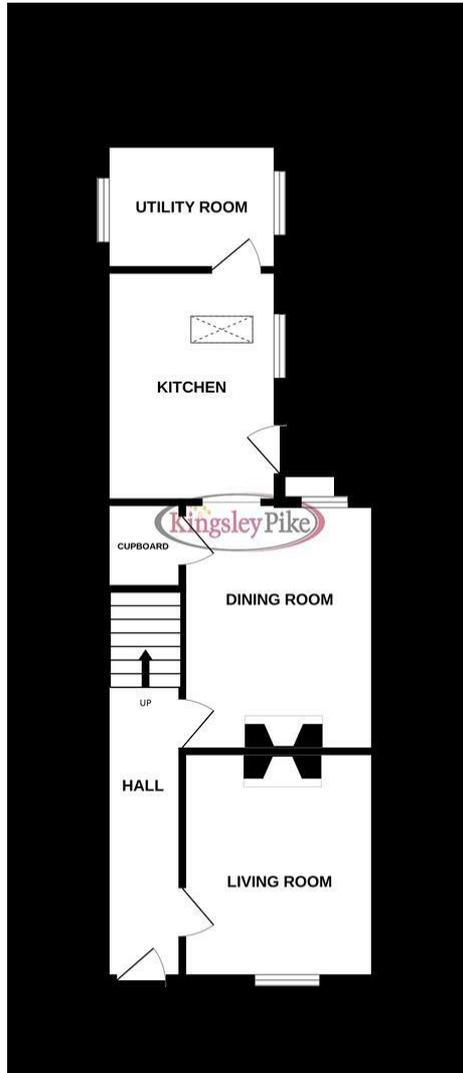
Tenure

GOV.UK advise Freehold.

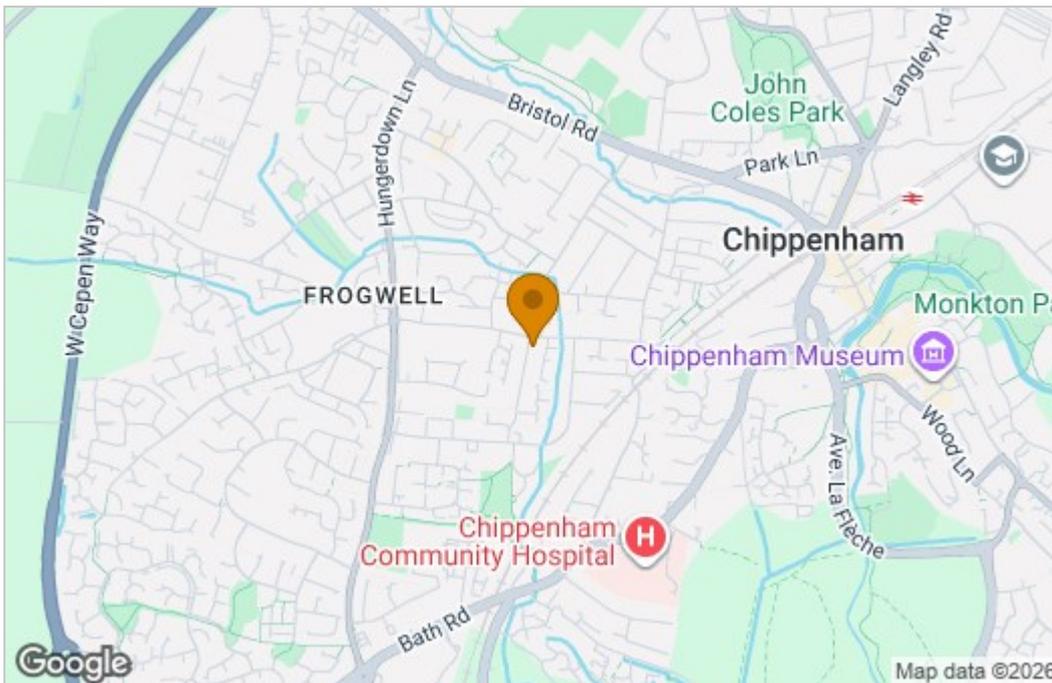
Council Tax Band

GOC.UK advise Band B.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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