



**52 Park Lane, Chippenham, SN15 1LN**

**£279,000**

Located within the town centre, with Main line railway station serving London Paddington and close to John Coles Park, a well presented and fine example of a bay fronted two double bedroom mature terrace house. To the rear of the property there is a long enclosed garden laid mainly to lawn. The property features fireplaces and stripped floors. Further benefits include double glazing and gas central heating.



## Entrance Hallway



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

## Living Room



Double glazed bay window, striped floor, fireplace with tiled insets.



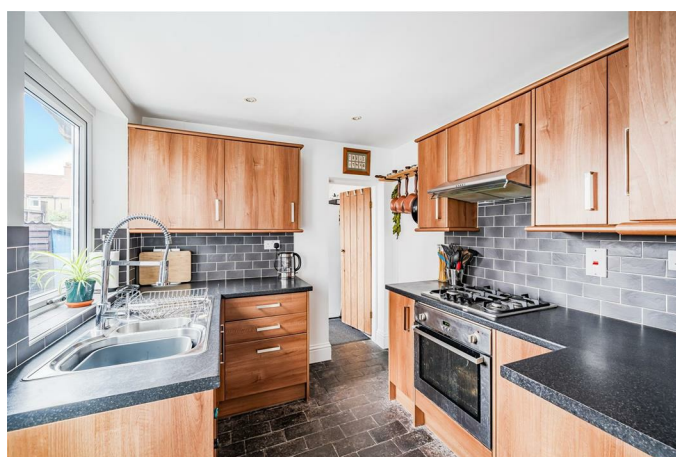
## Dining Room



Double glazed window, fireplace with exposed brick chimney breast, under stairs cupboard, radiator.



## Fitted Kitchen



Double glazed window, door to side and garden, work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, wine rack.





### Pantry / Utility Room



Two double glazed windows, work top, plumbing and space for washing machine, space for tumble dryer, wall mounted gas boiler, radiator.

### Landing

Doors to both bedrooms and bathroom, access to loft, built in cupboard.

### Bedroom One



Double glazed bay window, feature fireplace, radiator, stripped floors.



### Bedroom Two



Double glazed window, fireplace, radiator.





### Modern Bathroom



Dual aspect double glazed windows, bath with mixer spray shower, hand basin with vanity unit, W.C, tiled floor. linen cupboard.



### Outside

### Rear



Long enclosed garden laid mainly to lawn with patio area, timber shed and tap.



### Tenure

GOV.UK advised Freehold.

### Council Tax Band

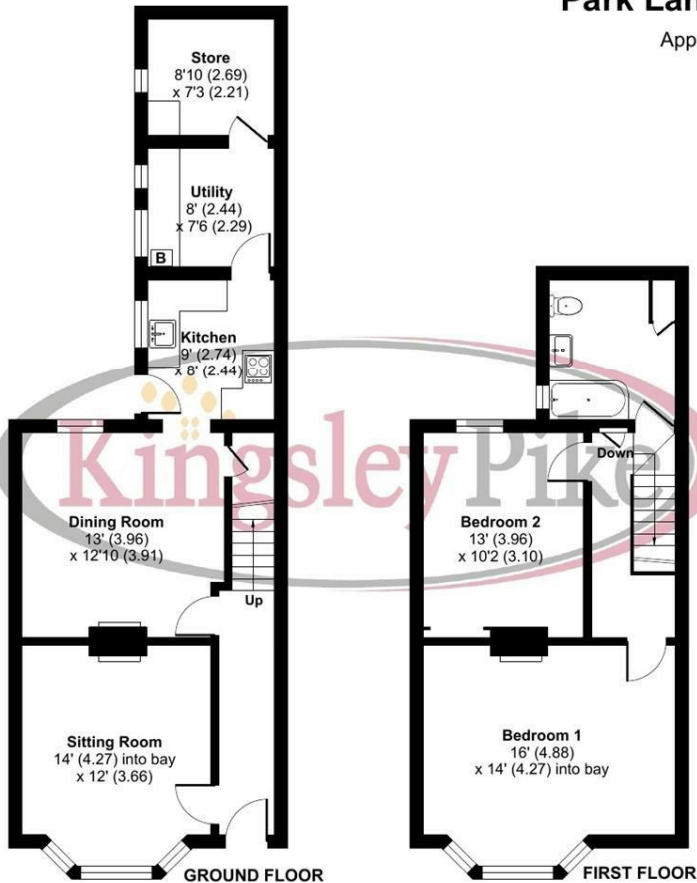
GOV.UK advised Band c.

Floor Plan



Park Lane, Chippenham, SN15

Approximate Area = 1134 sq ft / 105.3 sq m  
For identification only - Not to scale

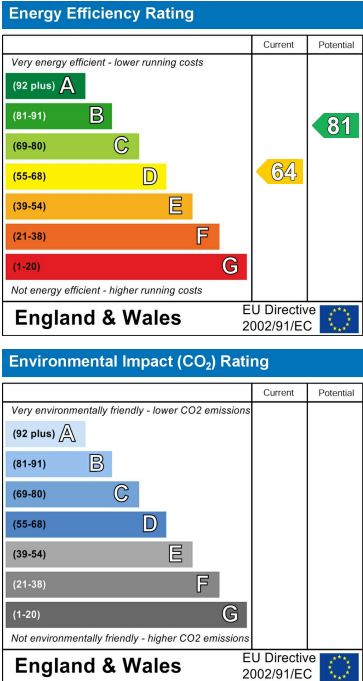


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2024. Produced for Kingsley Pike. REF: 1174390

Area Map



Energy Efficiency Graph



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