



## **5 Springfield Buildings, Chippenham, SN15 1LS**

**Offers Over £200,000**

Located within the heart of Chippenham only 0.3 miles walk to the Mainline train station serving Bath, Bristol and London Paddington, an exciting opportunity to purchase a much loved terrace home with mature private garden. Comprising; entrance porch, lounge, dining room, kitchen, utility, shower room and three bedrooms. A viewing is advised to fully appreciate all the home has to offer.  
**NO ONWARD CHAIN.**

## Entrance Porch

Front door, door to the lounge and sliding door to dining room.

## Lounge



Double glazed window to the front, radiator and fireplace with gas fired back boiler.

## Dining Room



Radiator, space for a dining table and chairs, store cupboard, stairs to the first floor and door to the kitchen.

## Kitchen



Doors to the utility and shower room, floor and wall units, sink and drainer.

## Utility Room



Windows to the rear and glass roof, plumbing for a washing machine.

## Shower Room



Windows to the rear, tiled floor, radiator, toilet, wash hand basin and shower cubicle.

## Landing

Double glazed window to the rear and doors to the bedrooms.

## Bedroom One



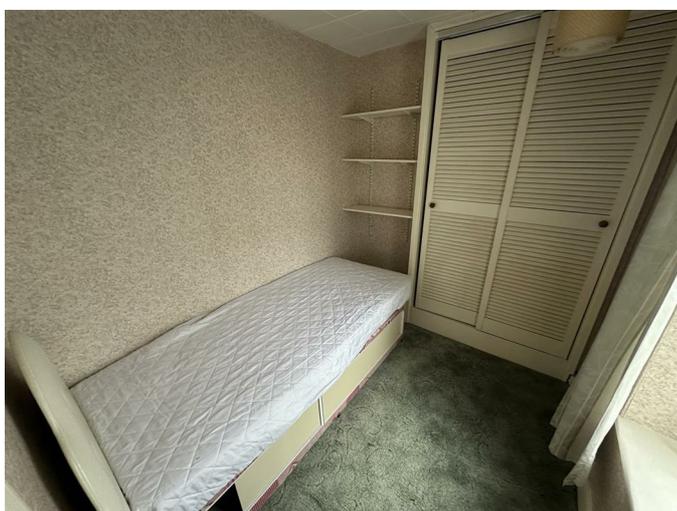
Double glazed window to the front, radiator and wardrobes either side of the chimney breast.

## Bedroom Two



Double glazed window to the front, radiator and fitted wardrobe.

## Bedroom Three



Double glazed window to the rear and airing cupboard.

## Gardens



The well loved and well stocked West facing

gardens are located to the front of the home. There are areas of patio, shingle stone and a garden shed with pathway leading to the front gate.

### **Tenure**



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

### **Council Tax**

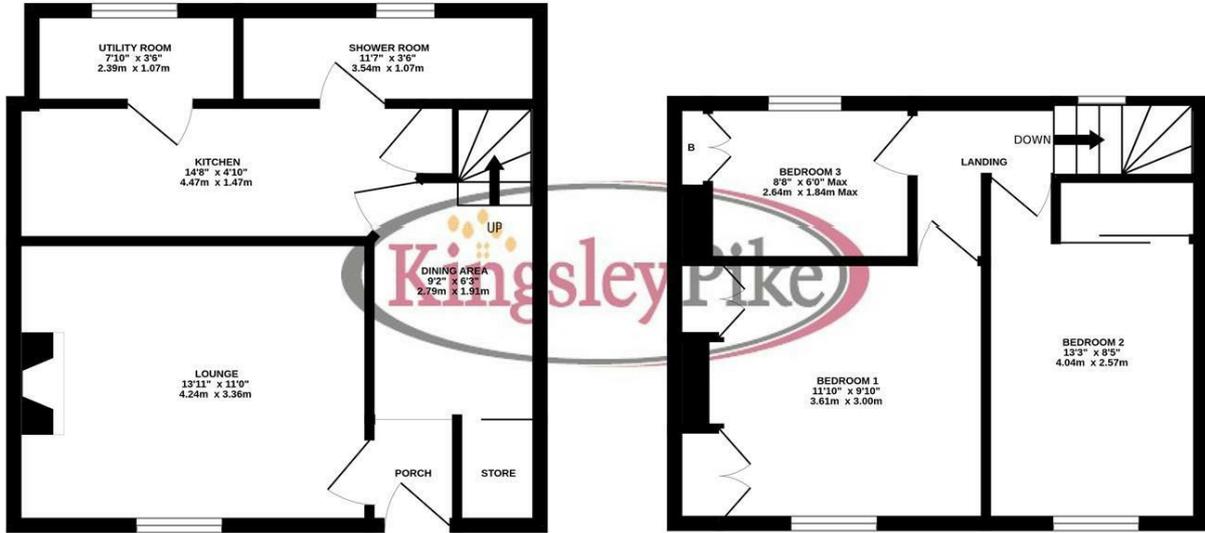


We are advised by the .gov website that the property is band B.

# Floor Plan

GROUND FLOOR

1ST FLOOR



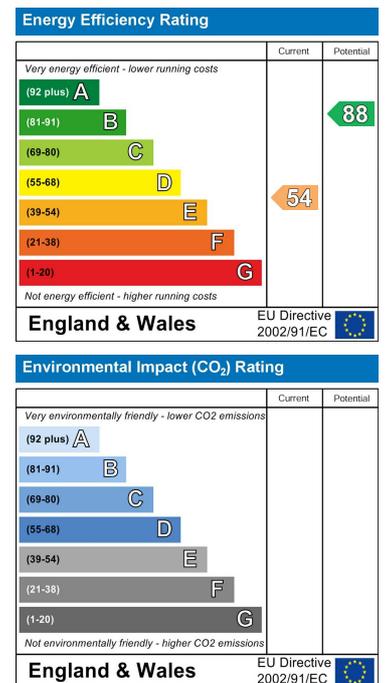
3 BEDROOM TERRACE HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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