



36 St. Paul Street, Chippenham, SN15 1LJ

£285,000

A charming terraced house nestled in the heart of the town centre, 0.3-mile walk to the mainline station serving Bath, Bristol and London Paddington. This delightful property boasts two reception rooms, kitchen/dining room, two double bedrooms, and pleasant upstairs bathroom. One of the standout features of this home is its circa 90ft garden, providing ample space for outdoor relaxation and entertaining. With NO ONWARD CHAIN an early viewing is advised.

Entrance Hall



Glazed front door, radiator, stairs to the first floor, door to the lounge and door to the dining room.

Lounge 12'05" x 11' (3.78m x 3.35m)



Double glazed window to the front, radiator, stripped floor boards, chimney breast with inset gas fire (not active)

Formal Dining Room 13'01" x 11'09" (3.99m x 3.58m)



Double doors to the rear leading in to the kitchen/dining area, radiator, under stairs storage cupboard, chimney breast with open fire and cupboard to the side.

Kitchen/Dining Room



Dining Area 9'04" x 6'08" (2.84m x 2.03m)



Glass roof, tiled floor, double glazed French doors to the garden, radiator and opening to the kitchen.

Kitchen Area 10'01" x 6'09" (3.07m x 2.06m)



Double glazed window to the rear, tiled floor, open to the dining area, range of floor and wall mounted units, ceramic sink and drainer, Smegg cooker with gas hob and electric oven, extractor fan over, space for fridge/freezer and plumbing for a washing machine.

Landing



Loft access, doors to the bathroom and doors to the bedroom.

Bedroom One 14'01" x 12'04" (4.29m x 3.76m)



Two double glazed windows to the front, radiator and cast Iron fire place.

Bedroom Two 13'01" x 8'09" (3.99m x 2.67m)



Double glazed window to the rear and radiator.

Bathroom 13'01" x 8'09" (3.99m x 2.67m)



Double glazed window to the rear, double glazed Velux window, radiator, tiled floor and part tiled walls, toilet, wash hand basin, free standing bath and separate shower cubicle.

Garden



Circa 90ft in length, West facing, a mature garden with areas of patio and mature plants and two outbuildings (one toilet and one store)

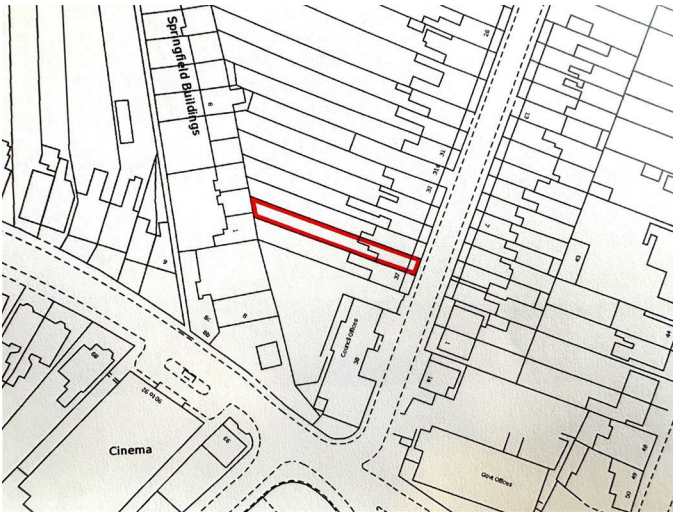


Council Tax



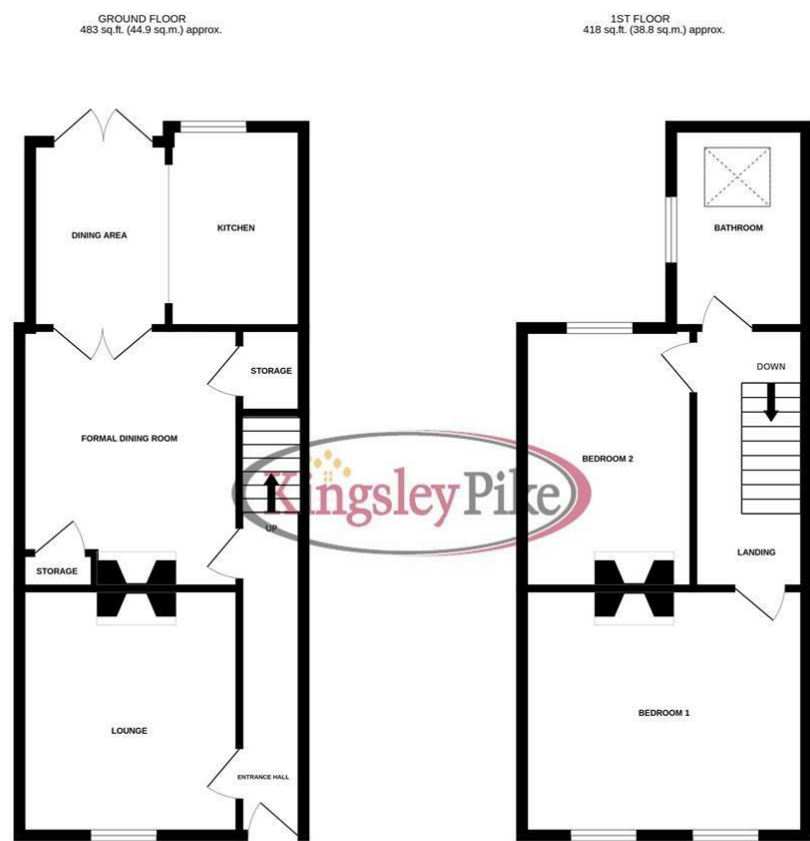
We are advised by the .gov website that the property band B.

Tenure



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

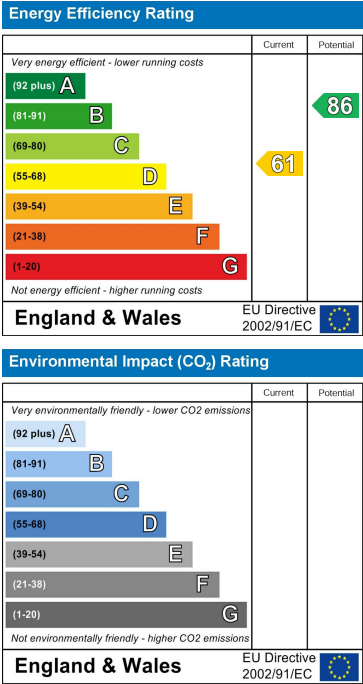
Floor Plan



Area Map



Energy Efficiency Graph



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