



**12 Malmesbury Road, Chippenham, SN15 1PW**

**£389,950**

Situated on the ever-popular Malmesbury Road in the heart of the town, this charming Edwardian home offers generous proportions, character features, two reception rooms, kitchen/breakfast room, ground floor toilet, separate study, three double bedrooms, family bathroom with separate walk in shower, South west facing garden and a highly convenient location, just a short walk (under 400 metres) from Chippenham's mainline railway station, providing excellent links to Bath, Bristol and London Paddington.

## Malmesbury Road

The accommodation is arranged over two floors and briefly comprises:

An inviting entrance hallway retaining original tiled flooring and period features, with access to both reception rooms, kitchen and staircase to the first floor, along with useful under-stairs storage.

The lounge is a bright and welcoming space featuring a bay window to the front, tall radiator and wooden floorboards, opening through to the dining area. The dining room enjoys French doors leading out to the garden, creating an excellent space for both everyday living and entertaining.

The kitchen is well-equipped with a range of floor and wall units, wooden work surfaces and an induction hob with extractor over. Additional benefits include two built-in Neff electric ovens, an integrated fridge/freezer and plumbing for both a washing machine and dishwasher. A door leads to a ground floor cloakroom and the study.

The study offers flexible use, with windows and a door providing access and outlook to the garden, along with tiled flooring.

To the first floor, the landing provides access to all bedrooms and a useful built-in cupboard.

Bedroom one is a particularly generous double with three windows to the front aspect, allowing for an abundance of natural light. Bedroom two is another spacious double overlooking the rear with a pleasant outlook, while bedroom three is also a double with views over the garden.

The bathroom is well-appointed, featuring a freestanding bath, separate walk-in shower, toilet and wash hand basin with vanity storage, complemented by part tiled walls and tiled flooring.

Externally, the property benefits from a delightful south-west facing rear garden, mainly laid to lawn with a patio seating area, mature flower borders, shed and a further seating space to the rear.

## Tenure

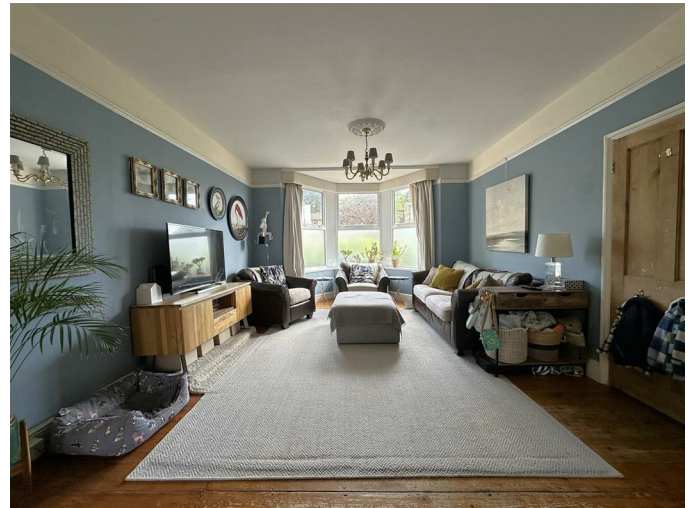
We are advised by the .Gov website that the property is Freehold

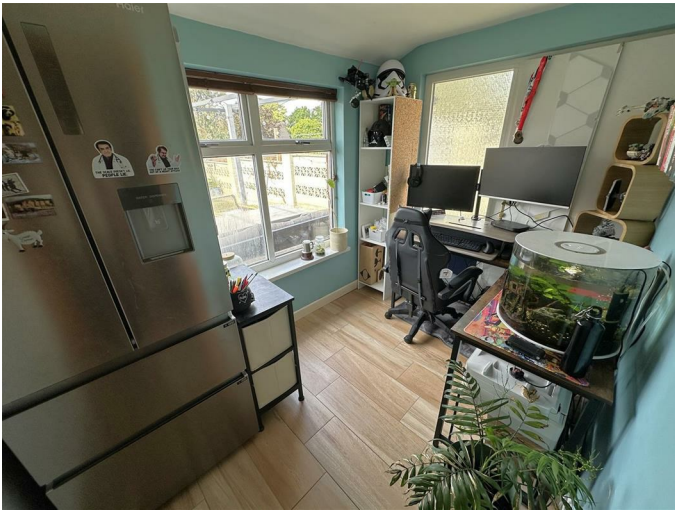
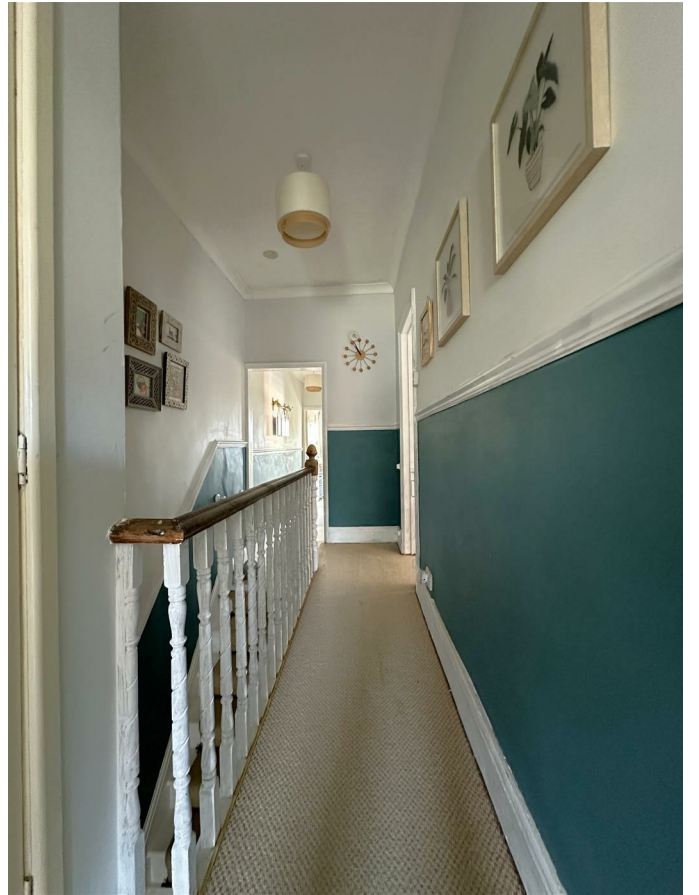
## Council Tax

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

## Agents Note

The property has a right of access across the neighbours rear garden to get to the front. The two houses to the left also share this right.

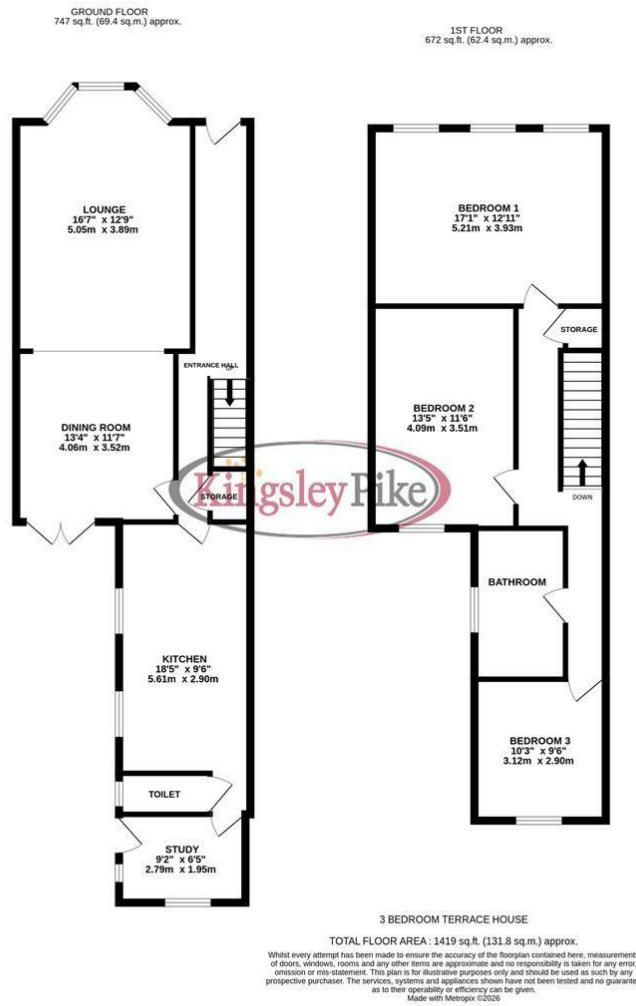




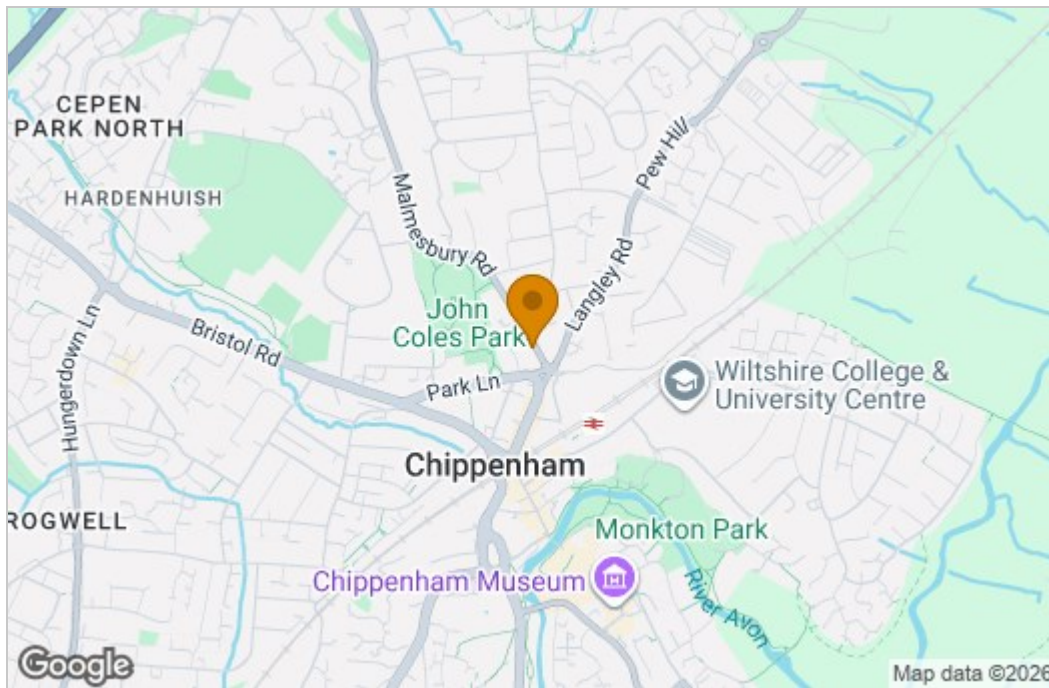




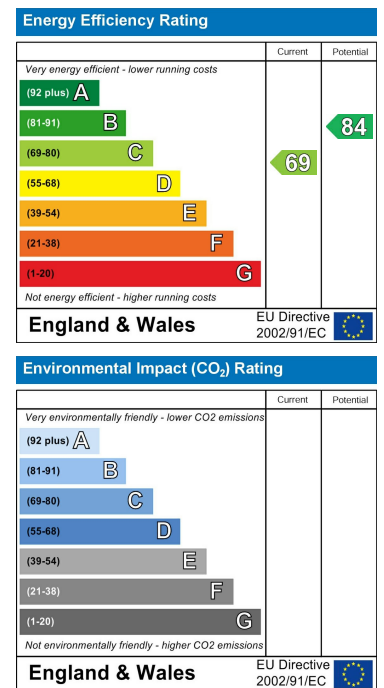
# Floor Plan



# Area Map



# Energy Efficiency Graph



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