



**86 Lowden, Chippenham, SN15 2BS**

**£279,950**

Located within walking distance to the town centre and main line rail Station serving London Paddington, a fabulous mature two double bedroom Semi detached house. A particular feature of this property are the extensive gardens laid mainly to lawn with a range of mature shrubs and a couple of brick outbuildings. The property benefits from double glazing and gas central heating.



### Entrance Hallway

Front door, double glazed sash window to side, staircase to first floor, radiator, doors to the sitting room and kitchen/dining room

### Sitting Room 11'11" x 11'11" (3.63 x 3.63)



Double glazed sash window to the front, cast iron fireplace with surround, radiator and laminate flooring.

### Fireplace

### Kitchen / Breakfast Room 12'05" x 9'11" (3.78 x 3.02)



Double glazed sash window to rear, terracotta tiled floor, glazed stable door to garden, under stairs cupboard, space for a table and chairs, range of floor and wall mounted units, Ceramic sink and drainer, electric hob, electric oven, extractor fan, integrated dishwasher, space for a fridge freezer, radiator.

### Dining Space



### Landing

Two double glazed sash windows off stairs to side and rear, built in cupboard housing wall mounted gas boiler, access to loft.

### Bedroom One 11'11" x 9'02" max (3.63 x 2.79 max)



Double glazed sash window, radiator, stripped floor boards and cast iron fireplace.



## Bedroom Two 9'11" x 9'03" (3.02 x 2.82)



Double glazed sash window and radiator.

## Refitted Bathroom



Double glazed sash window to both front and side, walk in shower, hand basin with cupboards under, WC, tiled walls, radiator.

## Outside

### Front

A gravelled foot path leads to a picked fence and gate providing access to the property and garden.

## Gardens



Mature gardens with a range of mature shrubs, flowers and fruit trees laid to areas of lawn and gravel. A deceptively spacious garden with many sections.

## Outbuildings



Courtyard with three outbuildings:

1. 3'11" x 3'0" with power.
2. 5'0" x 3'0" with light and W.C
3. 15'10" x 6'08" with window and light.

## Tenure

GOV. UK advises Freehold

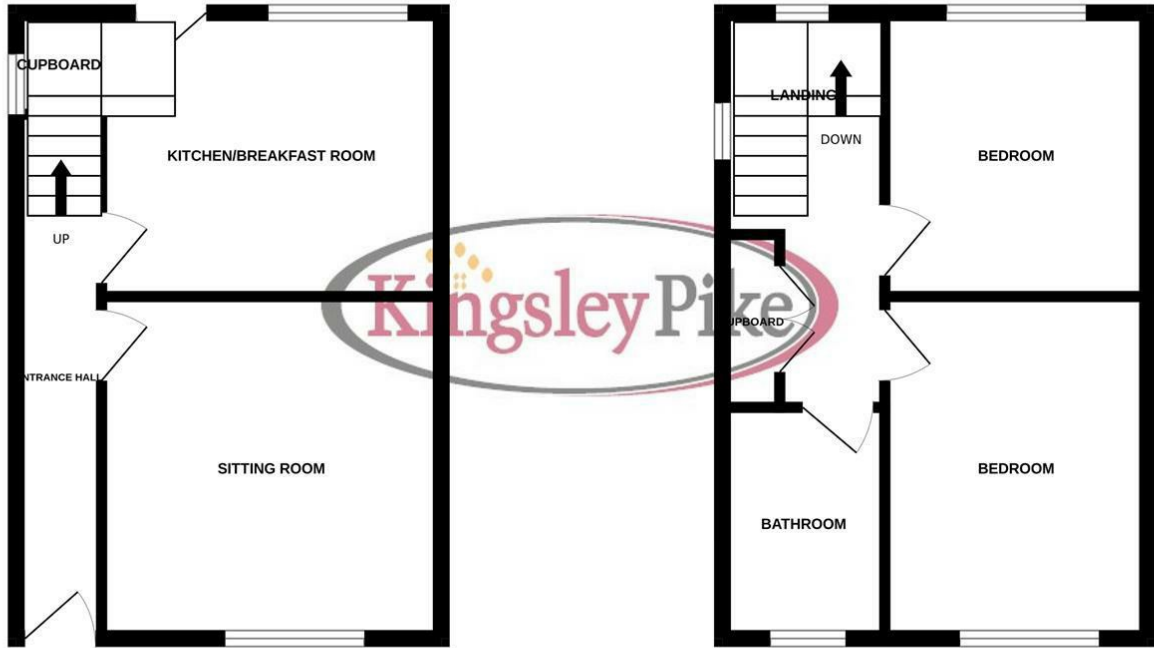
## Council Tax Band

GOV.UK advises Band B

# Floor Plan

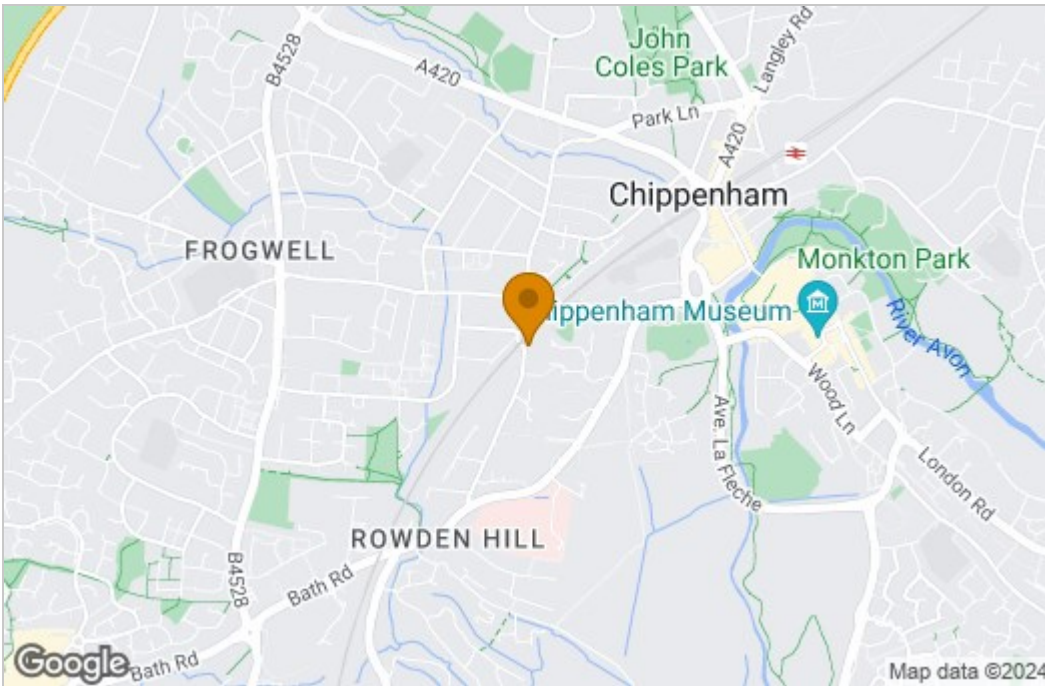
GROUND FLOOR

1ST FLOOR

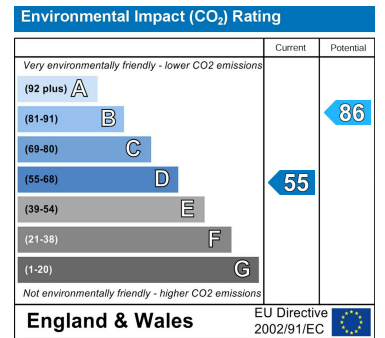
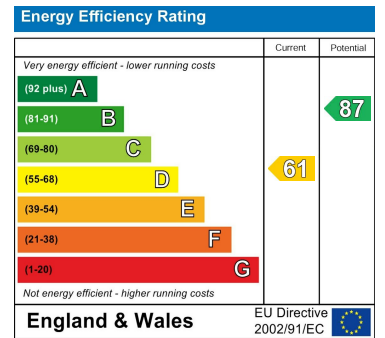


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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