



**10 St. Marys Place, Chippenham, SN15 1EN**

**£255,950**

This end of terrace house is located in the heart of Chippenham at St. Marys Place just 0.1 miles from the mainline train station and with the the town centre moments away. Offering two reception rooms and kitchen on the ground floor, three bedrooms and family bathroom on the first floor. To the rear is an enclosed South East Facing garden which has been well maintained by the current owners.

### **Entrance Hall**

Double glazed front door, laminate flooring, radiator, stairs to the first floor and doors to the lounge and dining room.

### **Lounge 12'10" x 12'02" (3.91m x 3.71m)**



Double glazed window to the front, laminate flooring, radiator and electric fire.

### **Dining Room 13'04" x 10'08" (4.06m x 3.25m)**



Double glazed window to the rear, radiator, laminate flooring, under stairs storage cupboard and door to the kitchen.



### **Kitchen 9'11" x 7'10" (3.02m x 2.39m)**



Double glazed window to the rear, double glazed door with internal blind to the side leading to the garden, tiled walls, floor and wall mounted units, one and a half bowl sink and drainer, gas hob, extractor fan, electric oven, grill oven, plumbing for a washing machine, space for a fridge and space for a freezer.

### **Landing**

doors to all bedrooms and the bathroom.

**Bedroom One 11'01" x 11' (3.38m x 3.35m)**



Double glazed window to the rear, radiator and wardrobe storage.

**Bedroom Two 13' x 9'05" (3.96m x 2.87m)**



Double glazed window to the front, radiator and wardrobe.

**Bedroom Three 9'10" x 7'03" (3.00m x 2.21m)**



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

**Bathroom 9'09" x 7'10" (2.97m x 2.39m)**



Steps lead down in to the bathroom, double glazed window to the rear, airing cupboard housing the gas fired boiler, radiator, wash hand basin, toilet, bath with shower over.

**Garden**



The mature South East facing garden has been landscaped to provide areas of patio, gravelled seating and raised beds.





### **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.

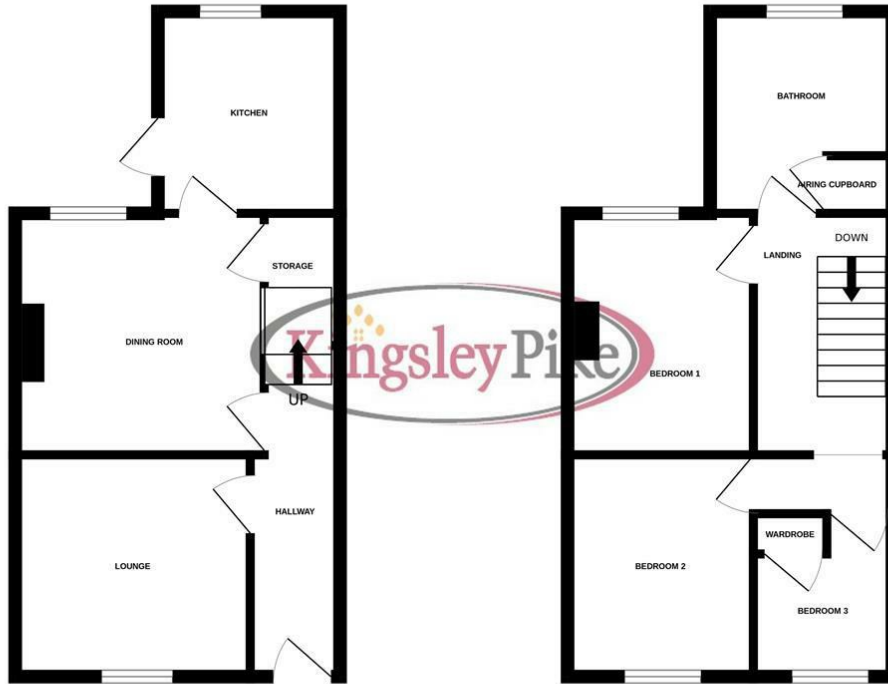
### **Parking**

There is no private parking associated to the property. However the current owners who have lived at the property circa 17 years use local on Street parking as well as a parking permit for a near by car park.

# Floor Plan

GROUND FLOOR

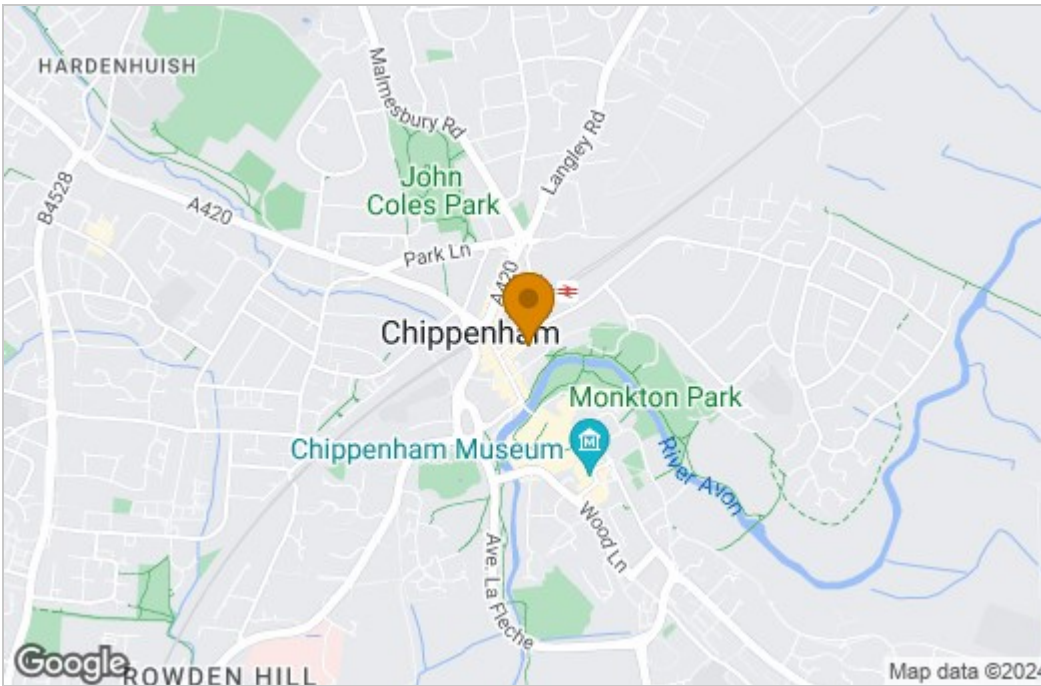
1ST FLOOR



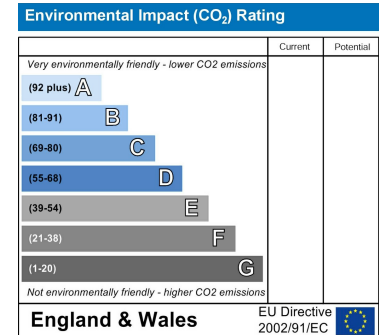
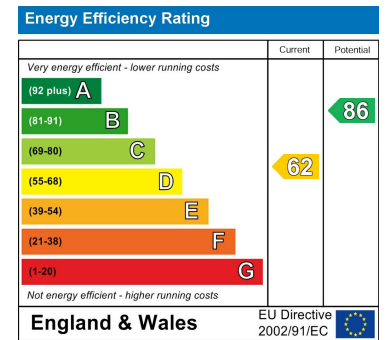
3 BEDROOM END OF TERRACE HOUSE

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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