



15 Hawthorn Road, Chippenham, SN15 1BU

£275,000

Located less than half a mile from the Mainline station serving Bath, Bristol and London Paddington, this mid terrace home is offered for sale with NO ONWARD CHAIN. Comprising; entrance hall, lounge, separate dining room, kitchen, two double bedrooms and an upstairs bathroom with separate shower cubicle. To the rear is a generous rear garden laid to lawn and shingle stone with garden shed/store.

Entrance Hall

Double glazed front door, Oak flooring, radiator, stairs to the first floor, door to the dining room.

Lounge 11'09" x 10'08" (3.58m x 3.25m)



Double glazed window to the front, radiator, Oak flooring, chimney breast and opening to the dining room.



Dining Room 12' x 11'02" (3.66m' x 3.40m)



Double glazed window to the rear, radiator, oak flooring, under stairs cupboard, chimney breast and door to the kitchen.



Kitchen 14'07" x 7'02" (4.45m x 2.18m)

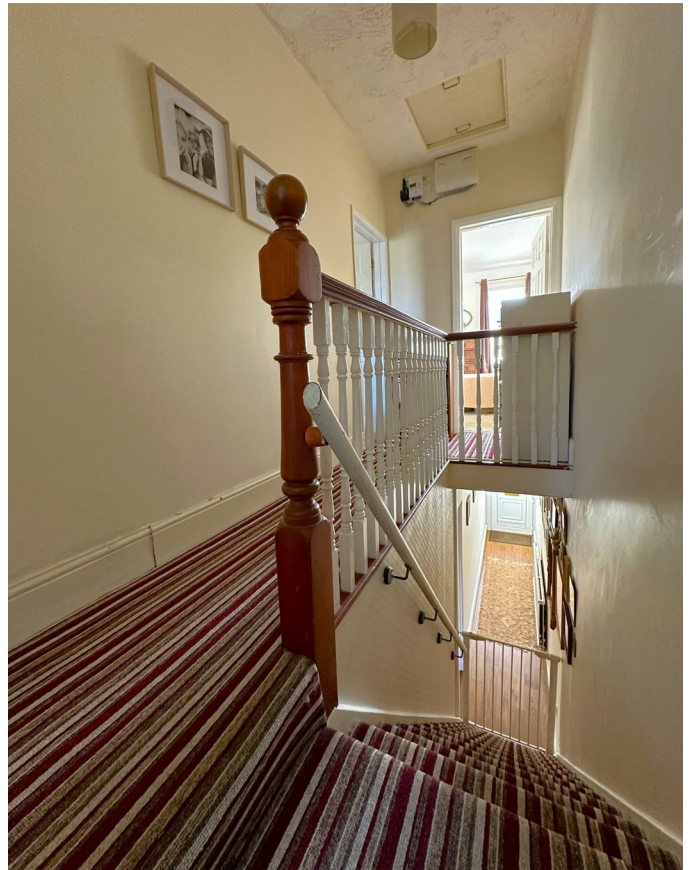


Double glazed windows to the side and rear, double glazed door to the garden, radiator, wall mounted boiler, range of floor and wall mounted units, Belfast sink, electric oven, electric hob, extractor fan, microwave, plumbing for a dishwasher and washing machine.





Landing



Loft access, doors to all bedrooms and the bathroom.

Bedroom One 13'11" x 11'11" (4.24m x 3.63m)



Two double glazed windows to the front, radiator and chimney breast.

Bedroom Two 11'11" x 8'05" (3.63m x 2.57m)



Double glazed window to the rear, radiator and chimney breast.

Bathroom 7'10" x 7'02" (2.39m x 2.18m)



Double glazed window to the rear, radiator, toilet, wash hand basin, bath, separate shower cubicle and extractor fan.

Gardens



The generous rear garden is laid to areas of shingle stone, shrub borders and lawn with garden shed/store. The neighbouring property has an access across the rear of the property which is common for terraced houses of this age.



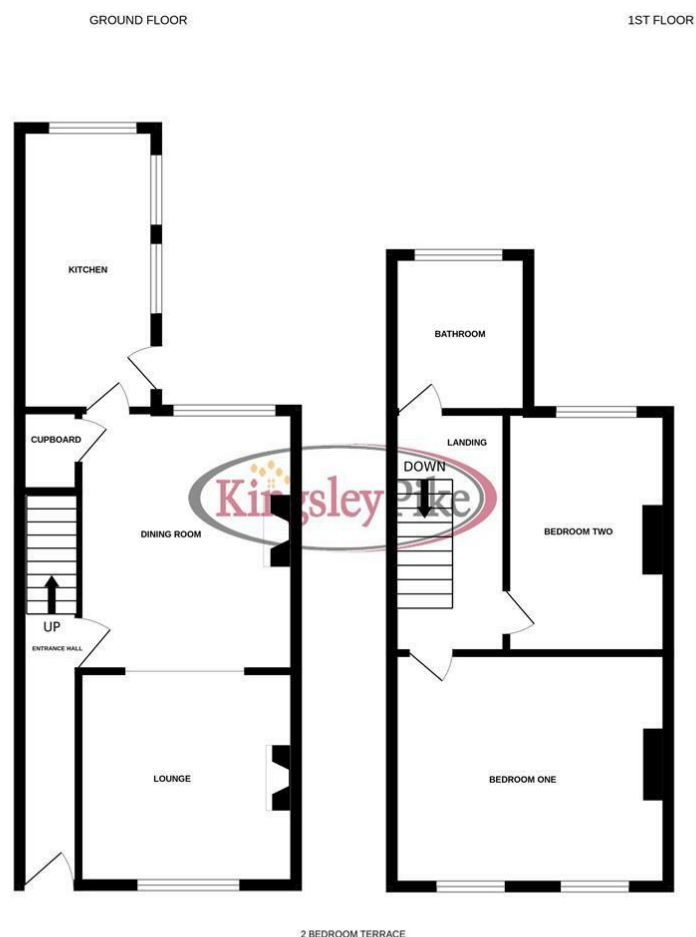
**Tenure**

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

Council Tax

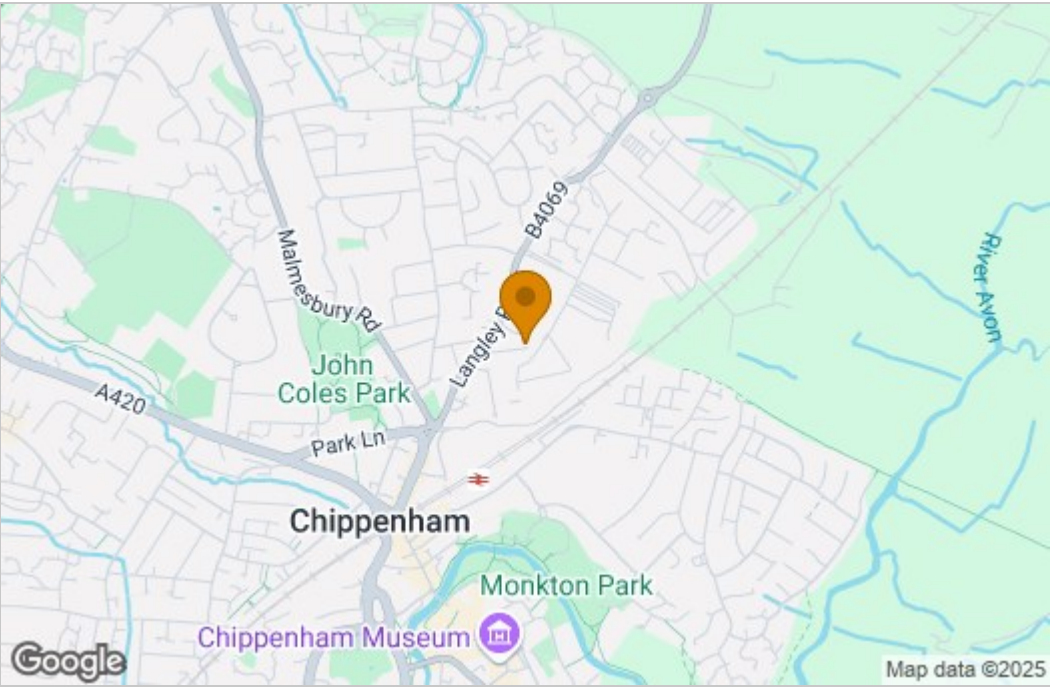
We are advised by the .gov website that the property is band B.

Floor Plan

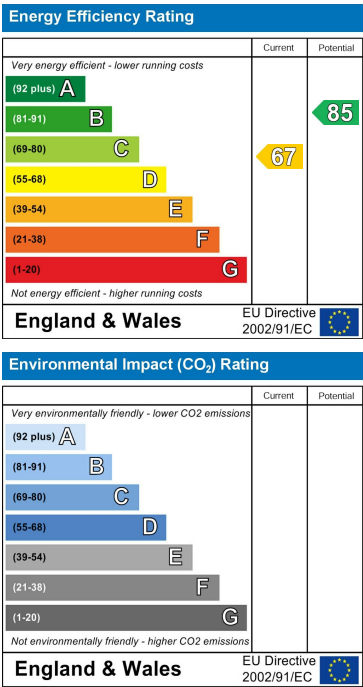


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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