



**17 Marshfield Road, Chippenham, SN15 1JX**

**£289,950**

Located only 0.3 miles walk from the Mainline Train Station serving Bath, Bristol and London Paddington, a period terrace home with circa 80ft rear garden. Internally comprising; entrance hall, lounge open to the dining room, kitchen and bathroom on the ground floor with three bedrooms on the first floor. The home has many character features whilst also offering modern conveniences.



## Entrance Hall



Double glazed front door, radiator, stripped floor boards, stairs to the first floor and door to the dining room.

## Lounge 13' x 10'04" (3.96m x 3.15m)



Double glazed window to the front, two radiators, stripped floor boards, feature cast iron fire with hearth and surround, wall lighting and opening to the dining room





**Dining Room 11'09" x 11'01" maximum  
(3.58m x 3.38m maximum)**



Double glazed window to the rear, radiator, stripped floorboards, feature fire place with hearth and surround, under stairs storage cupboard and sliding door to the kitchen.





### **Kitchen 9' x 8' (2.74m x 2.44m)**



Two double glazed windows to the side, tiled floor, opening to the rear lobby, floor and wall mounted units, electric oven, gas hob, extractor fan, plumbing for a washing machine and dishwasher, space for a fridge/freezer.



### **Rear Lobby**

Double glazed door to the garden and door to the bathroom.

### **Bathroom 8'04" x 5'08" minimum (2.54m x 1.73m minimum)**



Double glazed window to the rear, towel radiator, wash hand basin, vanity storage, toilet, bath and separate shower cubicle.



### **Landing**

Loft access and doors to all bedrooms.



### **Bedroom One 13'02" x 13' (4.01m x 3.96m)**



Double glazed window to the front, radiator, stripped floorboards and two fitted wardrobes.

### **Bedroom Two 11'02" x 9'02" (3.40m x 2.79m)**



Double glazed window to the rear, radiator and wardrobe.

### **Bedroom Three 9'102 x 8' (2.74m x 2.44m)**



Double glazed window to the rear and radiator.

### **Rear Garden**



Generous rear garden circa 80ft in length, pathway running from bottom to top, garden shed, lawn and mature shrubs and plants.



**Tenure**

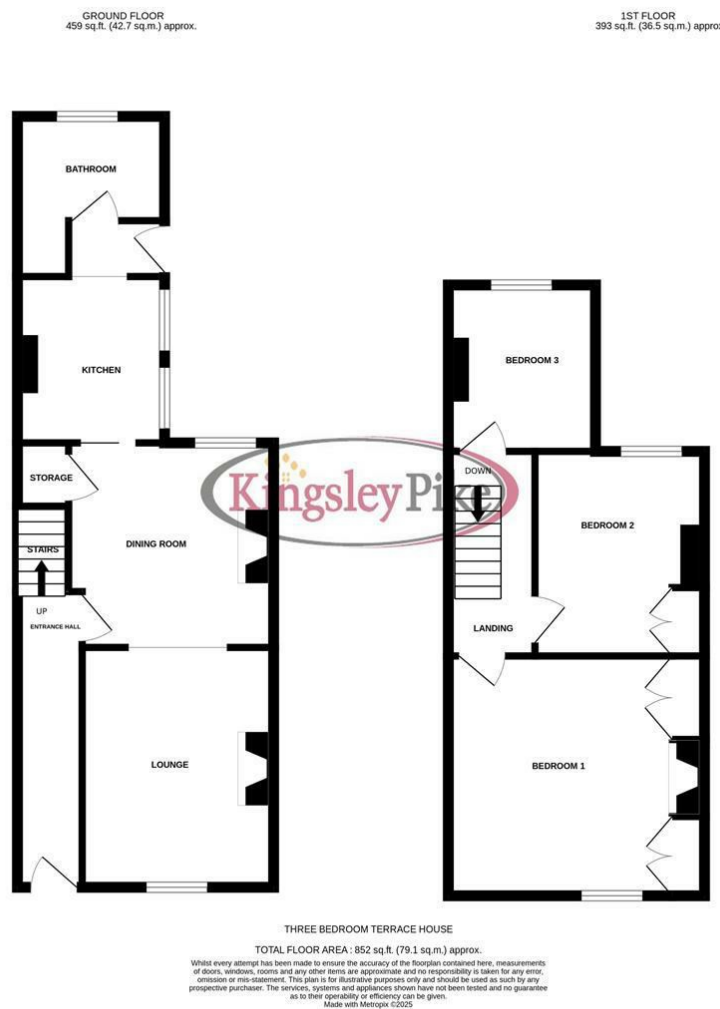
We are advised by the .gov website that the property is Freehold

**Council Tax**

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



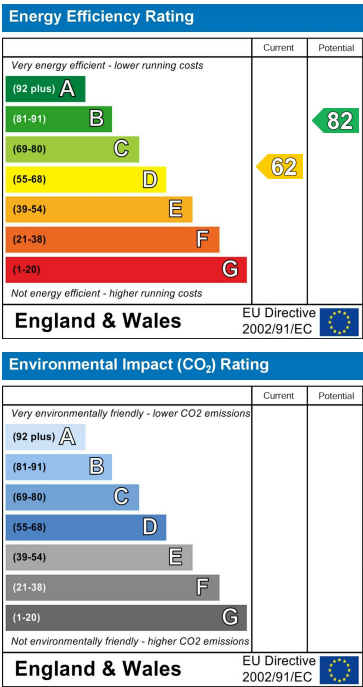
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

63 New Road, Chippenham, Wiltshire, SN15 1ES  
Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>