

**1 St. Ediths Marsh, Chippenham, SN15 2DN**

**£450,000**

Located just outside the village of Bromham, St Ediths Marsh is conveniently situated for the Towns of both Chippenham and Devizes. A three bedroom semi detached house with driveway to the front for several cars and garage. to the rear and side there is a garden laid mainly to lawn with far reaching countryside views. The property benefits form double glazing and oil heating. Please refer to Agents Note regarding the garden.

### Entrance Hallway



Front door leads into hallway with stair case to first floor, quarry tiled floor, radiator.

### Living Room 19'05" x 13'02" narrowing to 8'10" (5.92m x 4.01m narrowing to 2.69m)



Double glazed patio doors to garden, fireplace, radiator.

### Dining Room 12'05" x 11'02" (3.78m x 3.40m)



Double glazed window, two radiators.

### Fitted Kitchen 13'01" x 11'02" (3.99m x 3.40m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, space for cooker, plumbing and space for slimline dishwasher, two radiators.

### Utility Room 8'09" x 7'02" (2.67m x 2.18m)



Double glazed window, work h top, plumbing and space for washing machine, ceramic sink.

## Landing



Doors to all bedrooms and bathroom, access to loft, built in cupboard, radiator.

**Bedroom One 12'0" x 11'02" (3.66m x 3.40m)**



Double glazed window, radiator, built in cupboard.

**Bedroom Two 12'05" x 9'0" (3.78m x 2.74m)**



Double glazed window, far reaching views, built in cupboard.

## View To The Rear From Bedroom Two



**Bedroom Three 9'03" x 7'03" (2.82m x 2.21m)**



Double glazed window, built in cupboard, further cupboard housing hot water tank, radiator.

## Bathroom



Double glazed window, panelled bath with mixer/spray shower, panelled bath, shower cubicle, E.C, hand basin, radiator.

## Outside

### Covered Area



### Rear and Side



Please refer to AGENTS NOTE. Rear and side laid mainly to lawn access to W.C.

There is a covered area which runs from the front to the rear of the property, gated to the front, door to cupboard housing boiler and door to utility room.

### Front



Gated driveway providing off road parking for several cars.

**Garage 18'1" x 8'0" (5.51m x 2.44m)**

Up and over door, power and light.

### Tenure

GOV.UK advise Freehold. Please note there are two

cupboards within the property that have a Flying Freehold over NO.2 St Ediths Marsh. Cupboard One from the landing and Cupboard Two from Bedroom Two.

**Council Tax Band**

TBC - please refer to the office.

**AGENTS NOTE Reference Garden**

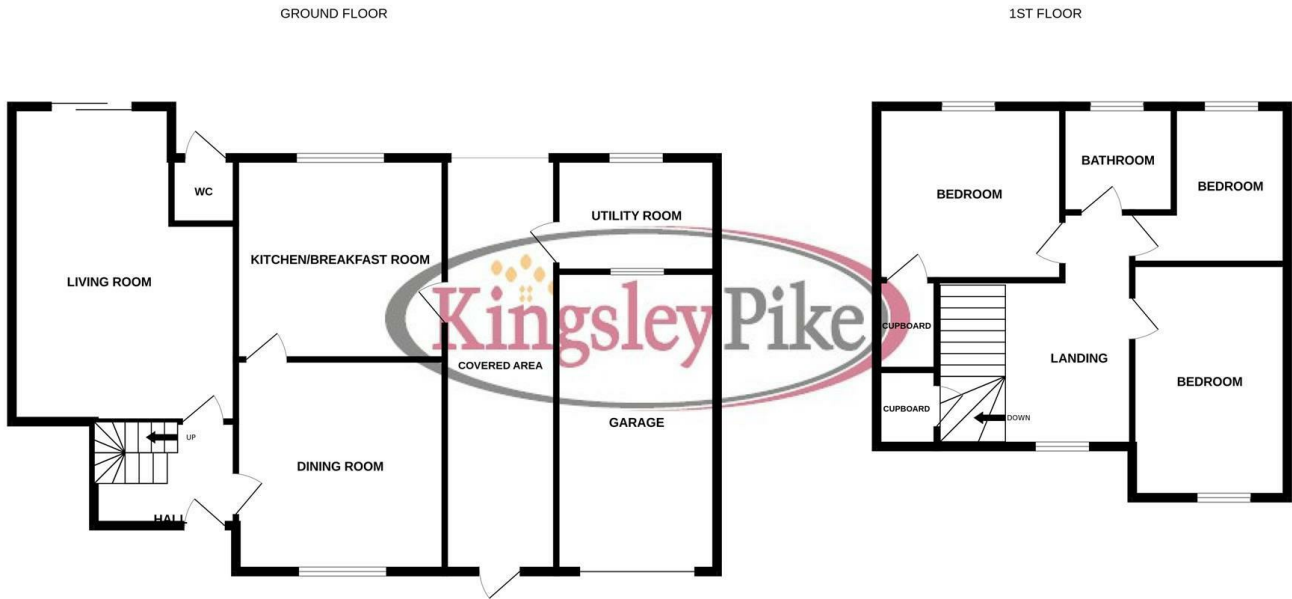
The Vendors of 1 St Ediths Marsh own 2 St Ediths Marsh (Next Door). It is their intention to retain some of the original larger garden of 1 St Ediths Marsh. On acceptance of an offer the Vendors will instruct Solicitors to confirm a new boundary line. Accurate measurements will be taken in order for Solicitors to submit to the Land Registry. For further information please contact the office.

**Location**

What three Words:

///inflamed.snake.probably

# Floor Plan

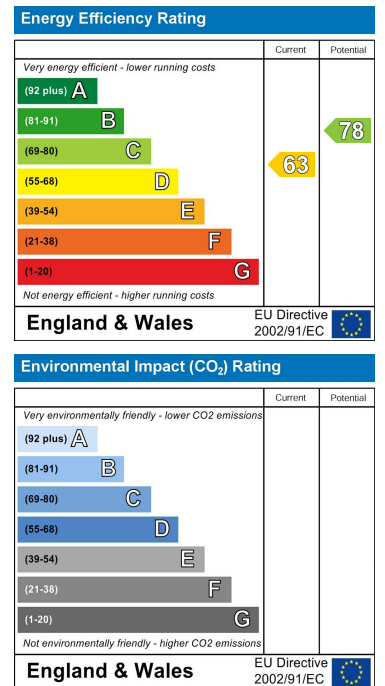


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.