



**32 St Peters Close, Chippenham, SN15 2BQ**

**£275,000**

**LARGE GARDEN.** Located on the western outskirts of the town centre, offering excellent road links to both the M4 motorway and the town, a well presented three bedroom modern end terrace house. A particular feature of the property is the extensive garden to the rear and side. A nominal rent is paid to Network rail for use of the additional garden (Further details available from our office). The property benefits from double glazing and gas central heating, there is also a single garage. **NO ONWARD CHAIN.**



### **Entrance Hallway**

Front door leads into entrance hallway, radiator, stair case to first floor, under stairs cupboard.

### **Living / Dining Room 17'01" x 15'11" L Shaped (5.21 x 4.85 L Shaped)**



Double glazed window to rear, double glazed door to garden, two radiators.



### **Fitted Kitchen 9'0" x 7'03" (2.74 x 2.21)**



Double glazed window to front, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine and further space for dishwasher, integrated fridge and integrated freezer.

### **Landing**

Built in linen cupboard with gas boiler, access to loft.

### **Bedroom One 12'09" x 9'02" (3.89 x 2.79)**



Double glazed window to front, radiator.



### **Bedroom Two 11'08" x 9'01" (3.56 x 2.77)**



Double glazed window to rear, radiator.

### **Bedroom Three 8'05" x 6'05" (2.57 x 1.96)**



Double glazed window to rear, radiator.

### **Bathroom**

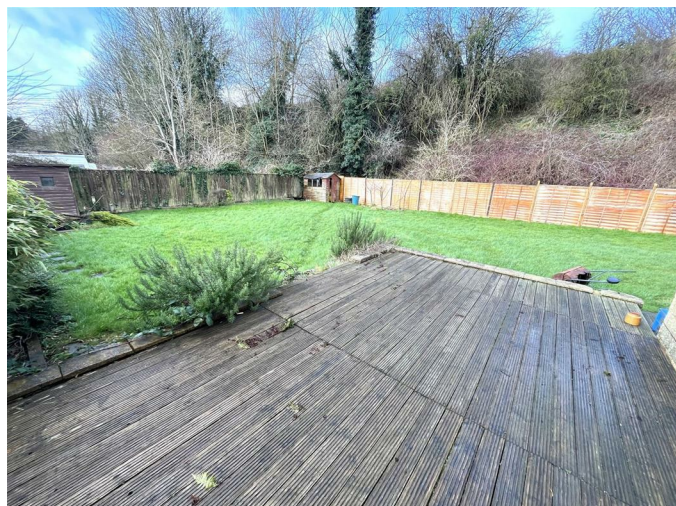
Obscured double glazed window to front, 'P' shaped bath with over bath shower, low level WC, pedestal hand basin, chrome towel style radiator

### **Outside**

#### **Front**

To the front of the property is a path to the front door, gated side access.

### **Rear**



To the rear is an large garden laid mainly to lawn with decking. The garden is enclosed by fencing to the perimeter.

The current owners pay a nominal fee of c.£143 per annum to Network Rail for use of the additional garden. We understand that this arrangement can be transferred to the next owners, however clarification would need to be sought by relevant Solicitors.



## Single Garage



There is a single garage with up and over door located in a block nearby.

### **Tenure**

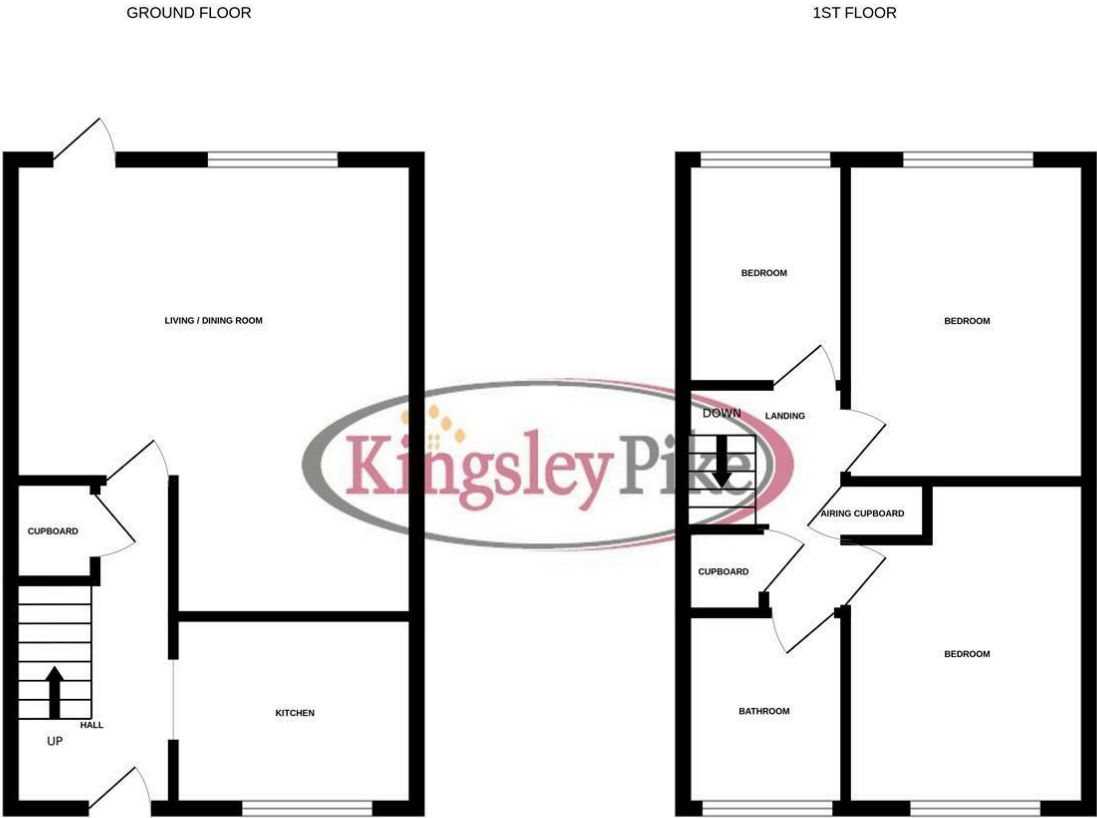
GOV UK Advise Freehold

### **Council Tax Band**

GOV.UK advise Band C.



Floor Plan

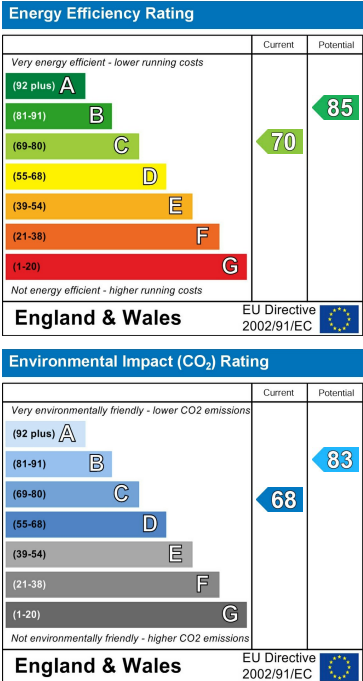


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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