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# Lowden, Chippenham

Guide Price £275,000

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This well presented period style property offers spacious accommodation arranged over three floors and is ideally situated just a short walk from the town centre with its wide range of amenities and mainline railway station.

Blending charming character features with modern comforts, the property comprises a spacious open plan lounge / dining room with wood burner, along with a well appointed kitchen. To the first floor is a bedroom and bathroom, while a second bedroom occupies the top floor, offering flexible living space.

A standout feature is the delightful rear garden, mainly laid to lawn with a generous patio area, mature trees, and well stocked borders—perfect for relaxing or entertaining. To the rear of the garden there is an area laid to gravel providing off street parking.

Offering the perfect balance of charm, space, and convenience, an internal viewing is highly recommended to fully appreciate all this property has to offer.

### **Situation**

The property is situated just a short walk from the town centre, mainline railway station (London Paddington - approx. 75 minutes), popular John Coles Park with tennis courts, and two highly regarded secondary schools; Sheldon & Hardenhuish. There is easy access to the M4 motorway giving excellent links to Bath, Bristol, Cardiff, Swindon and London. Chippenham offers a good choice of amenities including a range of shops, cafes, restaurants/public houses, supermarkets, cinema, sports centre, library and secondary and primary schools.

### **Property Information**

Freehold

Council Tax Band; B

Gas Fired Central Heating

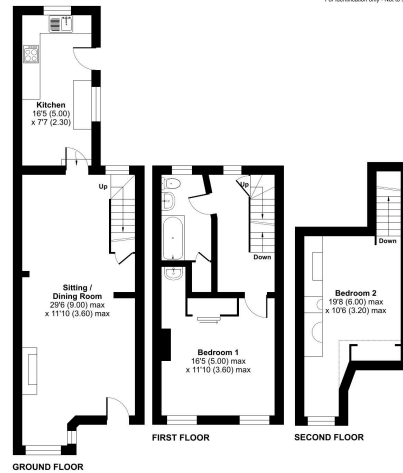
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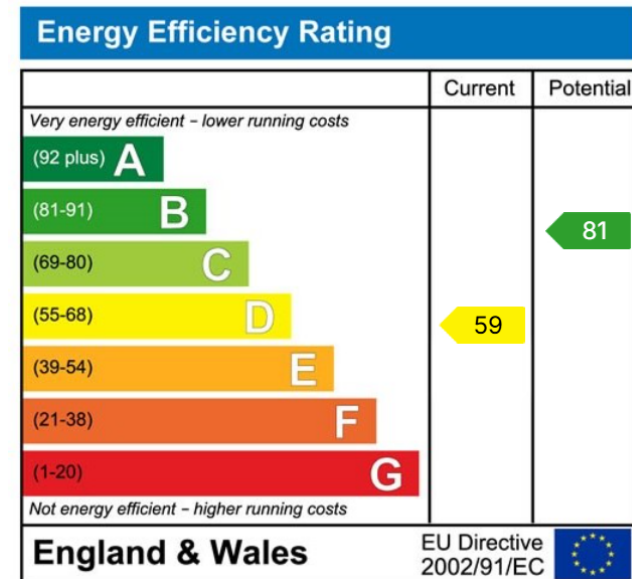
# Lowden, Chippenham, SN15

Approximate Area = 964 sq ft / 89.6 sq m  
 Limited Use Area(s) = 16 sq ft / 1.5 sq m  
 Total = 980 sq ft / 91 sq m  
 For identification only - Not to scale



Plan also produced in accordance with NICE Property Measurement (2nd Edition),  
 Incorporating International Property Measurement Standards (IPMS) (2022) (Revised),  
 Produced for Scale Models Produced by NICE, 1007, 1000000

- Please Quote Reference SW0341
- Charming Period Style Property
- Well Presented
- Spacious Open Plan Lounge / Dining Room
- Off Street Parking To Rear
- Central Location Close To Town Centre
- Accommodation Arranged Over Three Floors
- Two Bedrooms
- Delightful Rear Garden With Patio Terrace
- Viewing Highly Recommended



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