


property details **approval form**

Flat 3 11 St. Mary Street, Chippenham, Wiltshire, England, SN15 3JJ

Date: 19 November 2025

Property Ref and Version: CHP111568 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£200,000

Tenure: Leasehold

>> **key features**

- > Charming Grade II listed ground floor flat in the heart of Chippenham
- > Characterful living room with sash window and shutters, feature fireplace, exposed beams
- > Good sized basement with conversion potential
- > Double bedroom with built-in wardrobes and doors opening to shared courtyard
- > Prime central location within walking distance of town centre amenities and Chippenham railway station
- > EPC Rating: D

>> **short description**

A charming Grade II listed ground floor flat in the heart of Chippenham offering character features, a double bedroom, shared courtyard, and a cellar with potential. Just a short walk to the town and train station. Offered with no onward chain - early viewing is highly recommended.

>> **long description**

Situated in the heart of Chippenham on one of the town's oldest and most characterful streets, this charming Grade II listed ground floor flat combines period features with modern comfort. Upon entering through the shared entrance, a private front door leads into a welcoming living room, beautifully enhanced by a sash window, a feature fireplace with oak mantle, and exposed beams, all contributing to the home's historic appeal. A hallway leads through the property, offering access to a good-sized basement which presents excellent potential for conversion into an additional bedroom or flexible living space, subject to the necessary planning permissions. The modern fitted kitchen provides a range of wall and base units, while the double bedroom benefits from built-in wardrobes and French doors opening onto the shared courtyard. The bathroom comprises a white suite with bath and shower over, wash hand basin, and W.C. Externally, the flat enjoys use of a low-maintenance shared courtyard to the rear-ideal for outdoor seating or potted plants. The property is offered to the market with no onward chain, making it an appealing opportunity for first-time buyers, investors, or those looking to downsize.

>> **directions**

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>> room description

Location

Perfectly positioned in central Chippenham, the property is just a short stroll from the town's array of shops, cafés, restaurants, and essential amenities. Chippenham's mainline railway station is within easy walking distance, offering regular direct services to Bath, Bristol, Swindon, and London Paddington, making this an excellent choice for commuters. Beautiful surrounding countryside, riverside walks, and historic landmarks are also close by, providing both convenience and leisure in equal measure.

Communal Entrance

Living Room

13' 11" max x 13' 8" (4.24m max x 4.17m)

Hallway

Basement

12' 10" x 12' 10" (3.91m x 3.91m)

Kitchen

Irregular Shaped Room 8' 4" x 7' 1" (2.54m x 2.16m)

Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)

Bathroom

Shared Courtyard

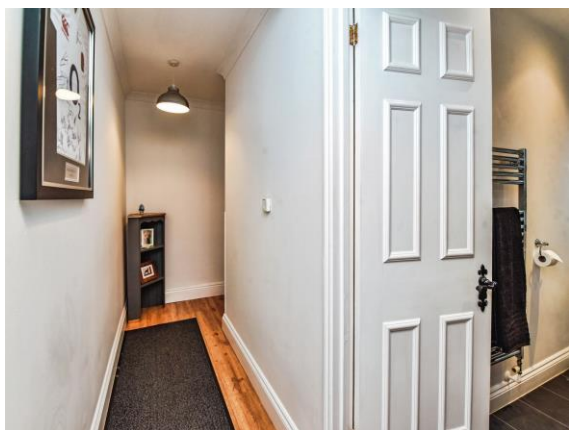
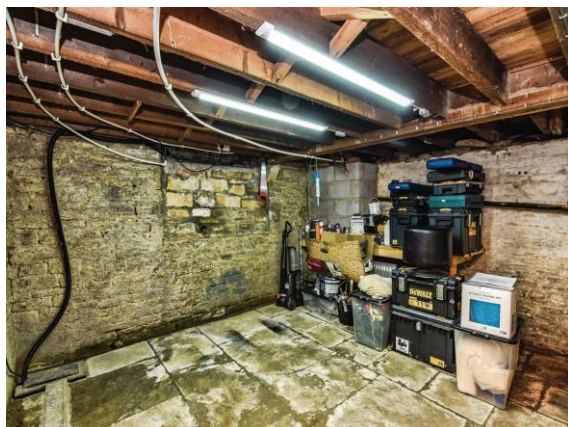
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>> **property images**



Your Allen & Harris office: 37 Market Place, CHIPPENHAM, Wiltshire, SN15 3HT
T 01249 655255 **E** chippenham@allenandharris.co.uk

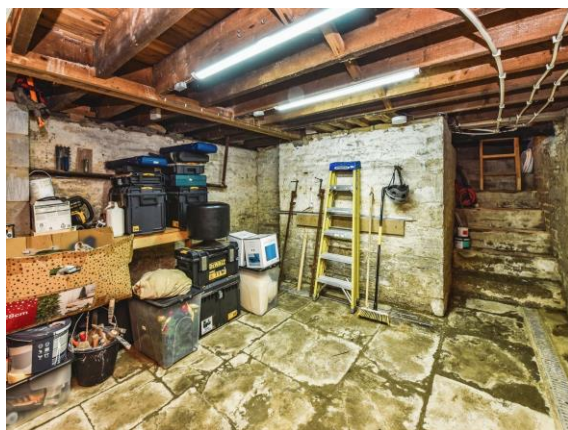
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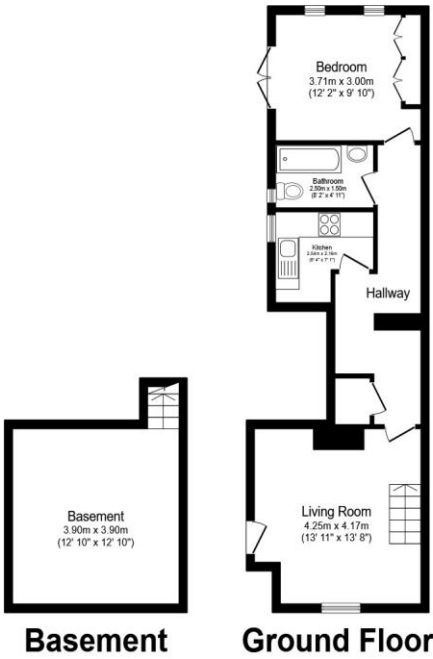
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>> floor plan



Total floor area 67.6 m² (728 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Michelle Hallas		
Mr R.W.J. Bates		