



📍 2 Ivy Road Cottages, Ivy Road, Chippenham, Wiltshire, SN15 1HF

🏠 £325,000

A spacious, well presented, three bedroom, Victorian terraced house which has been greatly improved in recent years and enjoys a convenient location, just a short walk from the train station and town centre.

- Well Presented, Victorian House
- Three Double Bedrooms
- Good Sized Sitting Room
- Fabulous Open Plan Kitchen/Dining/Family Room
- Contemporary Kitchen Units & Some Integrated Appliances
- Utility Room
- Gas Central Heating & UPVC Double Glazing
- Enclosed Gardens To The Front & Rear
- Central Location, Close To The Train Station

🏡 Freehold

🏠 EPC Rating D



A spacious, well presented, Victorian terraced house which has been greatly improved in recent years and enjoys a convenient location, just a short walk from the train station and town centre.

The property offers well proportioned accommodation over two floors comprising; generous entrance porch, good sized sitting room with feature fireplace and inset wood burning stove, superb, open plan kitchen/dining/family room with an excellent range of modern units and some integrated appliances, three Velux windows and French doors opening onto the rear garden, utility room with W.C, three double bedrooms and a large bathroom with four piece white suite.

Externally there is a private, well enclosed, predominately lawned garden to the front and to the rear there is timber decked seating area which enjoys a sunny aspect.

There is unrestricted parking on road parking on Ivy Road.

Situation

The property is within easy reach of the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council tax band; C

Freehold

Mains services

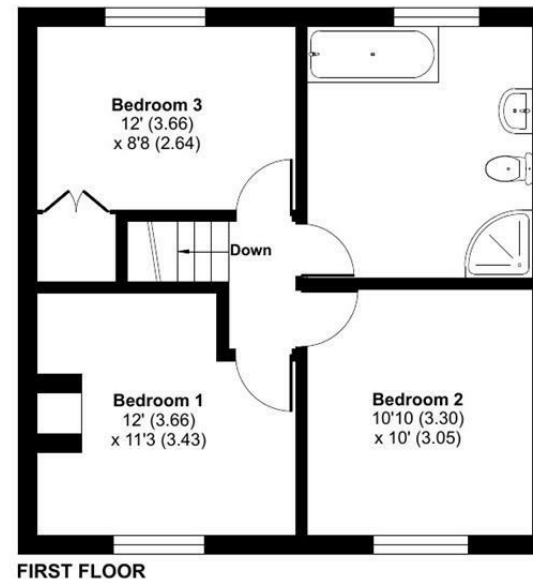
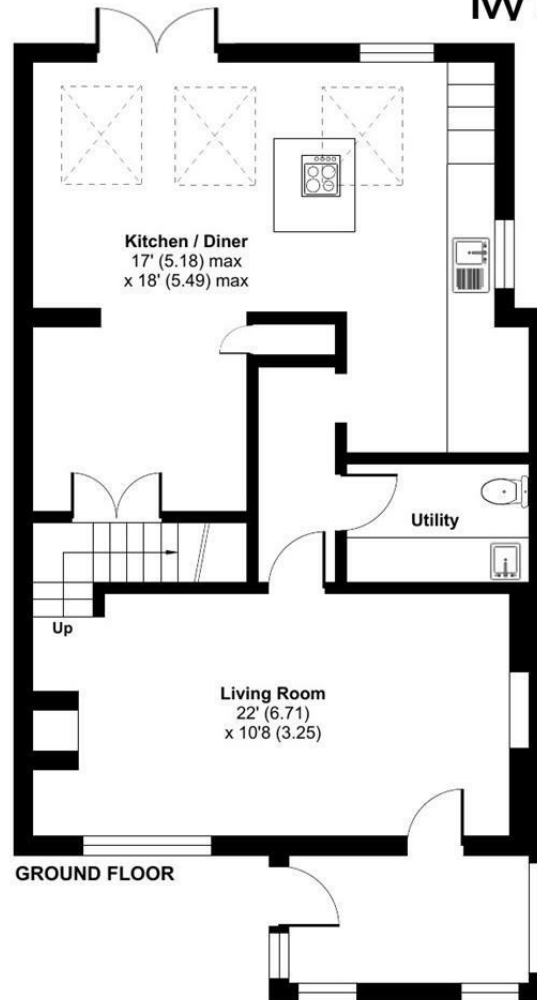
Gas fired central heating



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Approximate Area = 1275 sq ft / 118.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Strakers. REF: 945307

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