



📍 10 Laines Head, Chippenham, Wiltshire, SN15 1PH

🔗 Offers In Excess Of £425,000

A rare opportunity to purchase a generously proportioned, detached house with good sized gardens, garage and ample driveway parking, which offers scope to update and extend (STPP).

- Spacious, Detached House
- Three Double Bedrooms
- Scope To Update & Extend (STPP)
- Large Conservatory
- UPVC Double Glazing & Gas Central Heating
- Good Sized, Private Rear Garden
- Garage & Ample Driveway Parking
- Sought After Location
- Close To Primary & Secondary Schools
- NO ONWARD CHAIN

🏠 Freehold

📊 EPC Rating D



A rare opportunity to purchase a generously proportioned, detached house which offers scope to update and extend (STPP). The property is situated on a sought after road, within walking distance of primary and secondary schools and is offered for sale with NO ONWARD CHAIN.

The accommodation is arranged over two floors and comprises; entrance hall, full depth sitting room, open plan kitchen/dining room with patio doors opening into a good sized conservatory, three double bedrooms (two with built in wardrobes) and a bathroom with white suite.

Externally there is a lawned garden to the front which is partially enclosed by stone walling. Gated access to the side leading to a good sized, predominately lawned garden with paved patio seating areas. The garden is well enclosed and enjoys a good deal of privacy.

Attached, single garage with up and over door to front, door and window to the side. Driveway parking in front for two cars.

Situation

Laines Head is situated close to Hardenhuish Lane which is a highly sought after residential area conveniently situated with good access to the M4 thus giving excellent access to the major centres of Bath, Bristol, Swindon and London. Two of the towns reputable senior schools are within the vicinity and a comprehensive range of amenities can be found in the town centre to include mainline railway (London-Paddington).

Property Information

Council Tax Band; E

Freehold

Mains Services

Gas Central Heating

EPC Rating; D



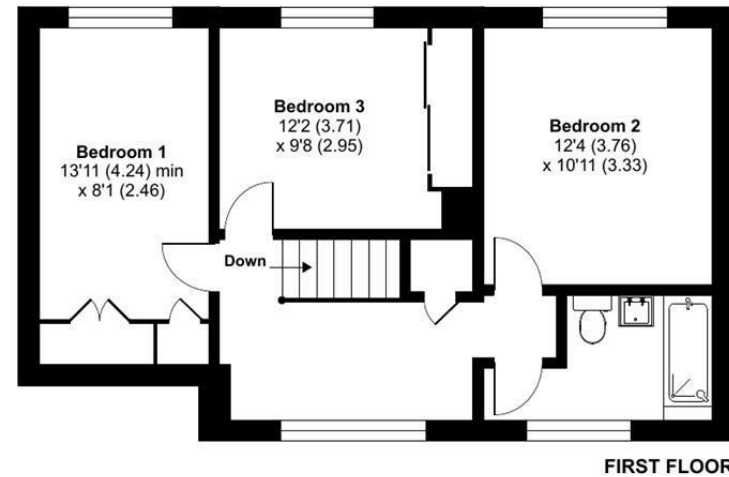
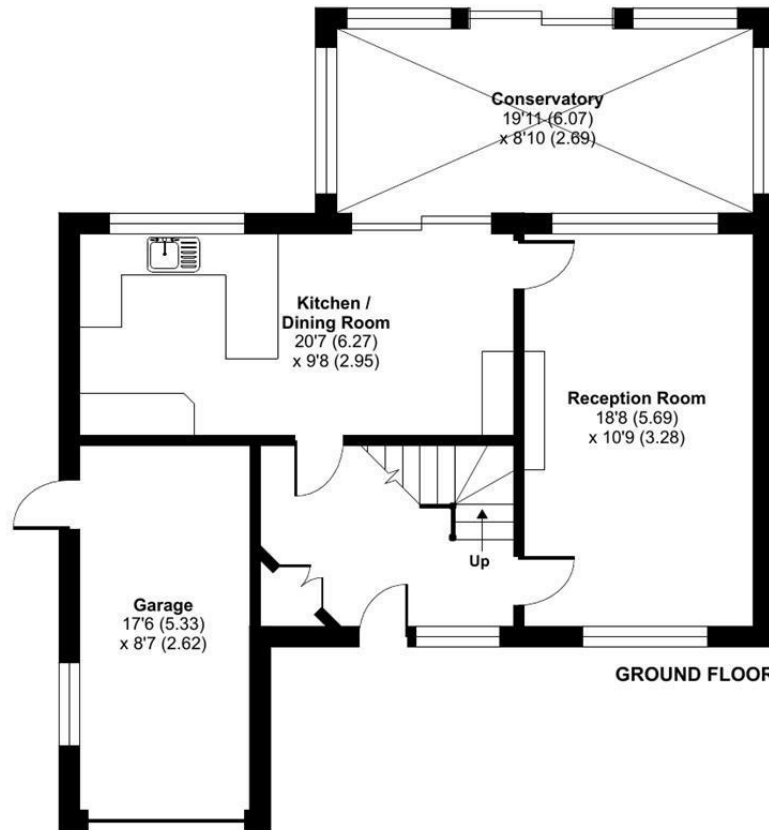
Laines Head, Chippenham, SN15

Approximate Area = 1311 sq ft / 121.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1453 sq ft / 134.9 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). © nrichcom 2024. Produced for Strakers. REF: 1121439

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