





📍 19 Derriads Green, Chippenham, Wiltshire, SN14 0QR

🏠 £260,000

A well presented, two double bedroom, mid terrace house with good sized garden, which offers flexible accommodation including a large loft/attic room and enjoys a lovely open outlook over a green.

- Mature, Mid Terrace House
- Well Presented Throughout
- Two Double Bedrooms
- Large Loft Room/Occasional Bedroom
- Modern Kitchen & Shower Room
- UPVC Double Glazing & Gas Central Heating
- Good Sized Garden
- Popular Location, Close To Schools & Amenities

🏡 Freehold

🏠 EPC Rating E





A well presented, mid terrace house with good sized garden, which offers flexible accommodation including a large loft/attic room and enjoys a lovely open outlook over a green.

The accommodation on offer comprises; entrance hall, sitting room with feature fireplace, superb kitchen/dining room with modern units, two double bedrooms (one with built in cupboards), shower room with white suite and a large loft/attic room.

Externally there is a small, level lawned garden to the front and to the rear there is a good sized garden with paved patio seating area and section of lawn. The garden is well enclosed and enjoys a good deal of privacy. Useful store/workshop directly to the rear of the property.

Although there isn't an allocated parking space there is unrestricted on road parking all around Derriads Green. There is also the potential to create a parking area at the bottom of the garden (subject to the necessary permissions being granted).

#### **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; B

Freehold

Mains Services

Gas Central Heating

EPC Rating; E



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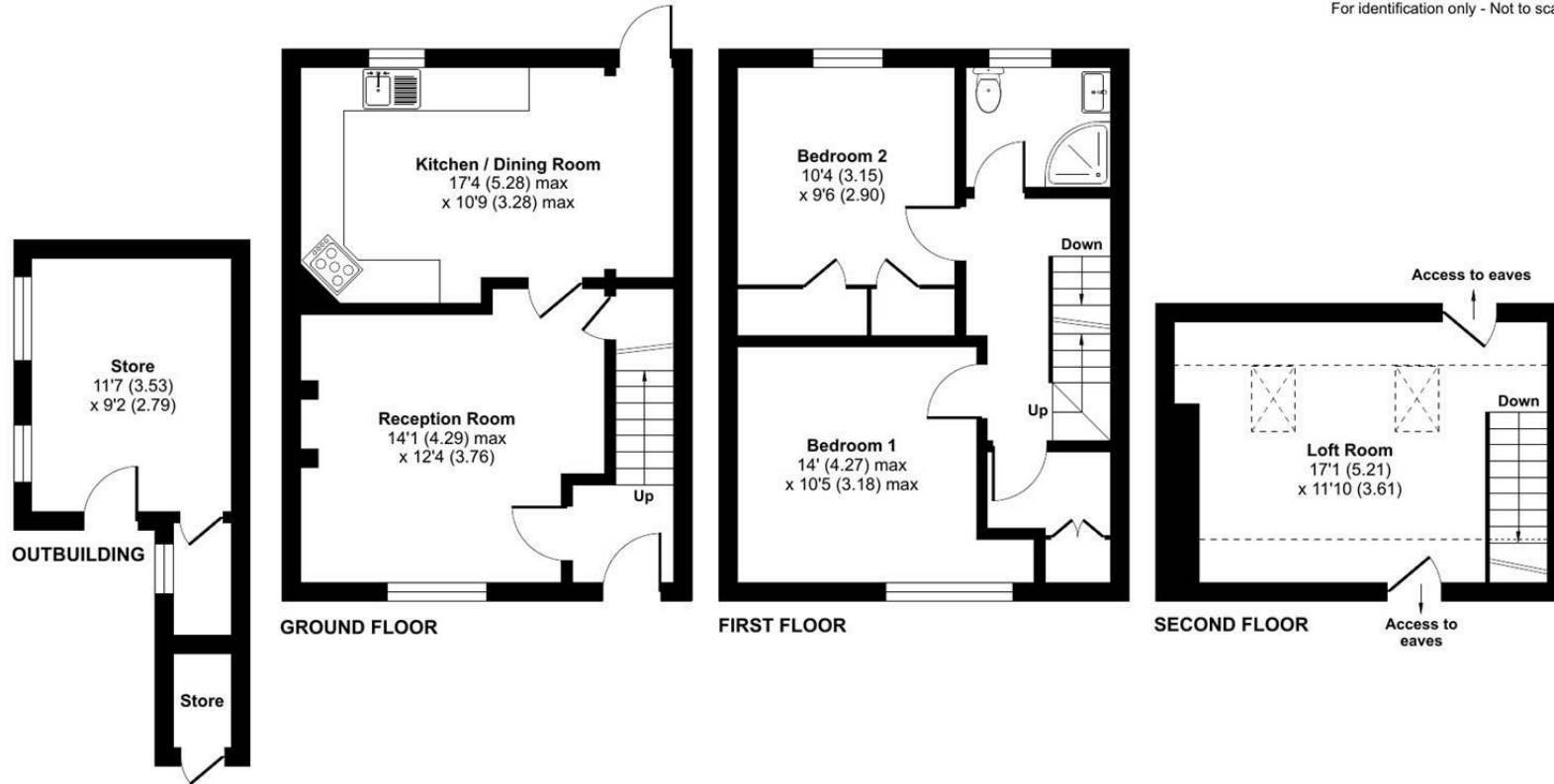
Approximate Area = 949 sq ft / 88.1 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1152 sq ft / 106.9 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). © nitchecom 2024. Produced for Strakers. REF: 1120214

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