





📍 24 Hawthorn Road, Chippenham, Wiltshire, SN15 1BU

🏠 £270,000

A smartly presented, two double bedroom, two reception room, Victorian, mid terrace house with good sized rear garden, which is conveniently located within easy walking distance of the train station and town centre amenities.

- Well Presented, Victorian, Mid Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- UPVC Double Glazing & Gas Central Heating
- Neutral Décor Throughout
- Good Sized Garden
- Central Location, Close To The Train Station
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D





A smartly presented, Victorian, mid terrace house with good sized rear garden, which is conveniently located within easy walking distance of the train station and town centre amenities. NO ONWARD CHAIN

The property offers well proportioned accommodation over two floors comprising; entrance hall, sitting room with feature fireplace, dining room with feature fireplace and large under stairs cupboard, kitchen with modern units, built in over, hob and extractor and utility/lobby area with plumbing for washing machine, cloakroom off and door to rear garden, large principle bedroom with feature fireplace, further double bedroom with feature fireplace and a bathroom with white suite.

Externally there is a small garden to the front and a path to the front door. To the rear there is a well enclosed, predominately lawned garden with paved and gravelled seating area. Gated shared access to both sides.

Unrestricted, on road parking.

#### **Situation**

The property is just a short walk away from the town and all amenities which include pubs, restaurants, a range of shops and two parks including the pleasant Monkton Park with a nine hole golf course, riverside walks and cycleways. A 5 minute walk to the mainline railway station (London Paddington - approx. 1 hour, 11 mins; Bath 10 minutes and Bristol 22 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 and Bath College & University.

#### **Property Information**

Council Tax Band; B

Freehold

Mains Services

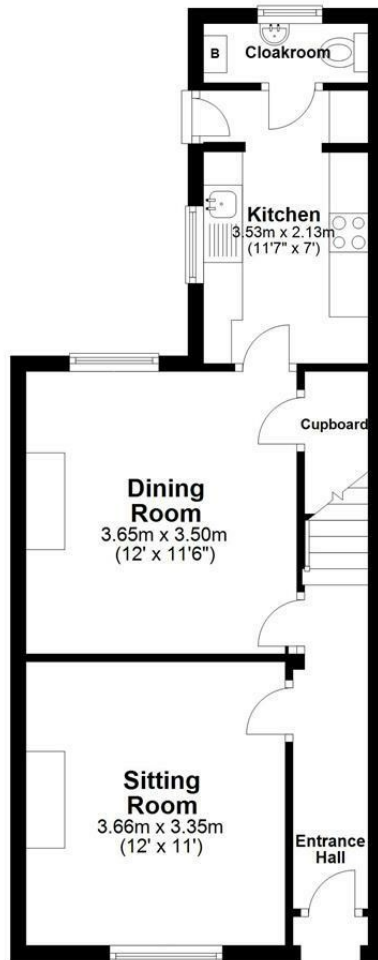
Gas Fired Central Heating

EPC Rating; D



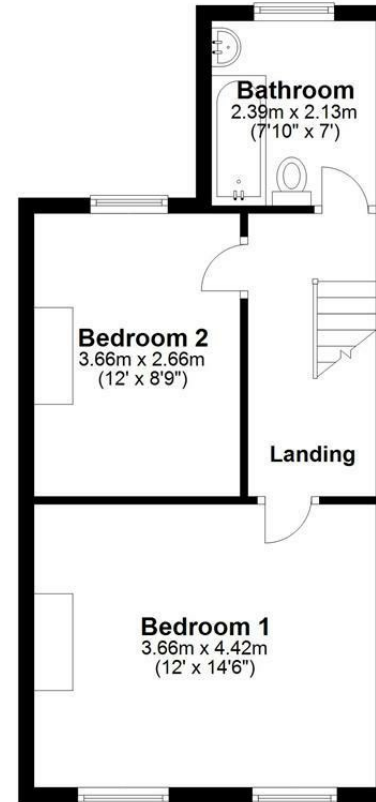
### Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 80.3 sq. metres (864.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.