





📍 10 Pew Hill Cottages, Chippenham, Wiltshire, SN15 1DN

🔗 Offers In Excess Of £300,000

A rare opportunity to purchase a two bedroom, end of terrace, single storey, period property with allocated parking space and enclosed garden, which is conveniently located within walking distance of the train station and town centre amenities.

- Attractive, Single Storey, Period Property
- Two Bedrooms
- Good Sized Sitting Room With Feature Fireplace
- Kitchen With Modern Units & Integrated Appliances
- Bathroom With White Suite
- Double Glazing & Gas Central Heating
- Neutral Decor
- Easily Maintainable Garden
- Allocated Parking Space
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D





A rare opportunity to purchase an end of terrace, single storey, period property which is conveniently located within walking distance of the train station and town centre amenities. The building was originally the coach house to Pew Hill House and was converted a number of years ago into three attractive properties with allocated parking and private gardens. NO ONWARD CHAIN

The property offers well proportioned accommodation comprising; entrance hall, good sized sitting room with feature fireplace and part open plan to a superb kitchen with integrated appliances and door to garden, two bedrooms and a bathroom with white suite.

Externally there is a well enclosed, courtyard style garden with paved patio seating area and gated access to the rear.

The property benefits from an allocated parking space which is situated in the parking area opposite.

#### **Situation**

The property is most conveniently located on the northern side of Chippenham with access to the railway station, M4 motorway and the town centre itself being close to hand as are convenience stores and schools. The property is also within close proximity to John Coles Park. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks. For those wishing to commute there is a regular main line rail service from Chippenham to London (Paddington) and the M4 motorway is easily accessed via Junction 17 a few miles to the north of the town.

#### **Property Information**

Tenure; Freehold

Mains water, electricity, gas and drainage.

Gas fired central heating

EPC rating; D

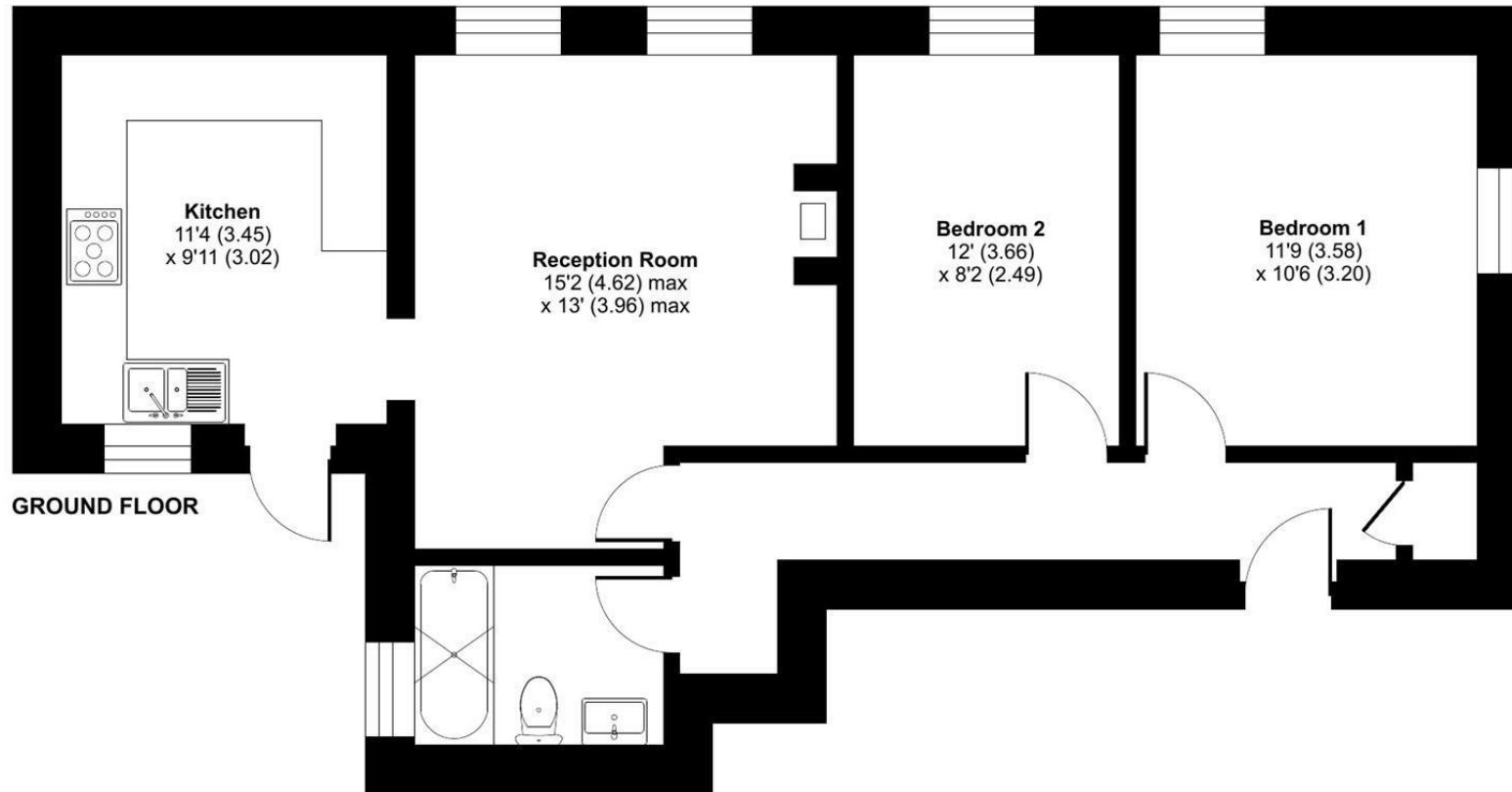
Council tax band: B



## Pew Hill Chippenham, SN15

Approximate Area = 685 sq ft / 63.6 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: 1194582

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