





📍 17 Rowden Lane, Chippenham, SN15 2FF

🏠 £310,000

A modern and well-presented, three double bedroom end of terrace townhouse, situated in a small and quiet close, on the popular West side of Chippenham, with enclosed rear garden, and off-road parking for two vehicles, Offered with No Onward Chain.

- Modern End of Terrace Townhouse
- No Onward Chain
- Three Double Bedrooms
- Principal Bedroom with En-Suite & Built-in Wardrobes
- Cloakroom & Spacious Family Bathroom
- Modern Fitted Kitchen / Diner
- Large Sitting Room with French Doors to Rear
- Enclosed Rear Garden with Side Access
- Off\_Road Parking for Two Vehicles
- Small Close of Only Three Properties, Popular West Side of Chippenham

🏡 Freehold

🏠 EPC Rating C





A well-located and generously proportioned, modern three double bedroom end of terrace townhouse, situated on a popular development on the sought after West side of Chippenham. The accommodation is spacious and flexible, making it a very functional and practical home. Offered with No Onward Chain.

The internal accommodation is arranged over three levels, and comprises; entrance hall, cloakroom, modern fitted kitchen / diner, and spacious sitting room with french doors to the rear patio area, on the ground floor. To the first floor are two double bedrooms, and the family bathroom, with the accommodation completed on the top level, with the principal suite, which benefits from an en-suite shower room, and built-in wardrobes.

Externally the property benefits from a lovely, enclosed rear garden, split into paved patio area and separate lawned area. There is side access to to front, which also includes a useful sheltered area. There off-road parking for two vehicles directly in front of the property.

#### **Situation**

Rowden Lane is situated on the popular western side of Chippenham and offers excellent access to the town centre and all amenities including the railway station (mainline to London-Paddington in 65 mins). There is good motor commuting via the A4, A420 and M4 Motorway which give access to the larger centres of Bath, Bristol, Swindon and London. There are also pleasant river side walks nearby.

#### **Property Information**

Council Tax Band; D

Freehold

Estate Charge; TBC

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; B



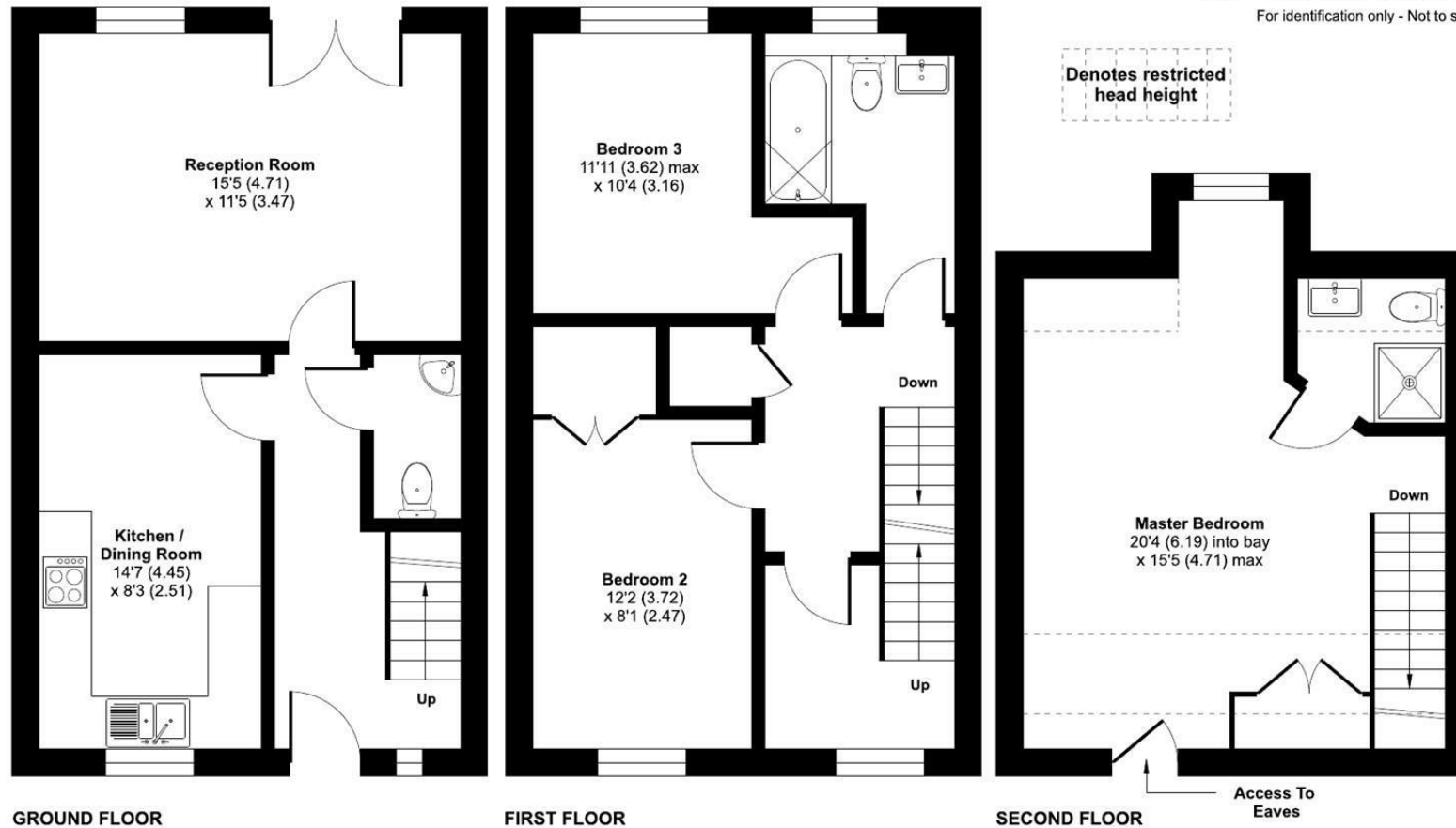
# Rowden Lane, Chippenham, SN15

Approximate Area = 1032 sq ft / 95.8 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 1109 sq ft / 102.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1373968

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