



**strakers**

15 Broomfield, Chippenham, SN15 1DZ

In branch | Online | On the move  
[strakers.co.uk](http://strakers.co.uk)

⑨ 15 Broomfield, Chippenham, SN15 1DZ

⌚ Price Guide £270,000

This well-presented two double bedroom end-terrace property is located close to the mainline train station and offers well-proportioned accommodation arranged over two floors plus a great sized rear garden, single garage and off street parking.

- Well-Presented Two Double Bedroom End-Terrace Property
- Located Within Close Proximity to the Mainline Train Station
- Modern Kitchen/Breakfast Room With Internal Access to the Garage
- Contemporary Bathroom
- Summer House Currently Used as a Home Office
- Fantastic Sized Rear Garden With Patio and Decked Seating Areas
- Off-Road Parking to the Front
- Gas Central Heating and Double Glazing
- Large Single Garage
- Complete Chain

❖ Freehold

⑩ EPC Rating C



Located within close proximity to the mainline train station, this well-presented two double bedroom end-terrace property offers well-proportioned accommodation arranged over two floors.

The ground floor comprises an entrance hall, a modern kitchen/breakfast room with internal access to the garage, which in turn provides access to a ground-floor WC. There is a front-to-back sitting/dining room with doors opening onto the rear garden.

To the first floor are two double bedrooms and a bathroom fitted with a shower over the bath.

The property further benefits from gas central heating and double glazing. Externally, there is off-road parking for up to three vehicles to the front, leading to the garage. The rear garden is of a generous size and includes patio and decked seating areas, along with a summer house currently used as a home office.

#### **Situation**

Chippenham offers a wide range of amenities including High Street retailers, supermarkets and retail parks. The town also benefits from a leisure centre with an indoor swimming pool, library, cinema and a number of public parks. There is a good selection of schooling, with numerous primary schools and three highly regarded secondary schools. For commuters, Chippenham provides a regular mainline rail service to London Paddington and the West Country, while the M4 motorway is easily accessed via Junction 17, located a few miles north of the town.

#### **Property Information**

Council Tax Band; B

Freehold

Mains Services

Gas Central Heating

EPC Rating; C





Total area: approx. 940.5 sq. feet

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.