





Centrally located on Hawthorn Road in the heart of Chippenham is this delightful Edwardian terraced house. Built in c1907 the home offers a perfect blend of period character and modern living. Upon entering, you are greeted by a welcoming entrance hall, which leads to the front sitting room featuring a wood burning stove and an open plan, modern fitted kitchen/dining room to rear. The first floor provides an open landing area with access to the two bedrooms and a refitted bathroom.

Externally, there are productive and easy to maintain gardens to rear plus a handy front courtyard for storing the recycling. The roof features an owned solar array with the remainder of a 25 year feed-in tariff.

The location is particularly appealing, as it places you within easy reach of local amenities, including shops, cafes, and parks, making it a perfect spot for those who enjoy a lively neighbourhood atmosphere. Chippenham itself boasts excellent transport links, with the train station just a short walk away, providing easy access to larger cities such as Bath, Bristol and London (Paddington).

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and

the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Freehold

Solar Panels installed in 2009 on a 25 year Feed In Tariff

New Combination Boiler Installed 2025









Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
844 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing