



St. Mary Street, Chippenham

Price Guide £250,000

Nestled in one of the oldest and most picturesque areas of Chippenham, this charming Grade II listed terraced cottage offers a delightful blend of period features and modern comforts. As you step inside, you are welcomed by a cosy lounge that boasts a feature fireplace, perfect for those chilly evenings. The kitchen, adorned with elegant stone flooring, provides a practical yet stylish space for culinary endeavours.

The property comprises a good-sized double bedroom, ensuring a restful retreat, and a spacious bathroom that caters to all your needs. Outside, you will find a lovely garden area that offers serene views towards the river, creating an ideal spot for relaxation or entertaining guests. Additionally, the cottage includes outside storage, adding to its practicality.

Situated in a central location, this home provides easy access to the vibrant town centre and the local train station, making it perfect for those who appreciate convenience. This delightful cottage is not just a home; it is a piece of history waiting to be cherished. Whether you are a first-time buyer or looking for a quaint retreat, this property is sure to impress.

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 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

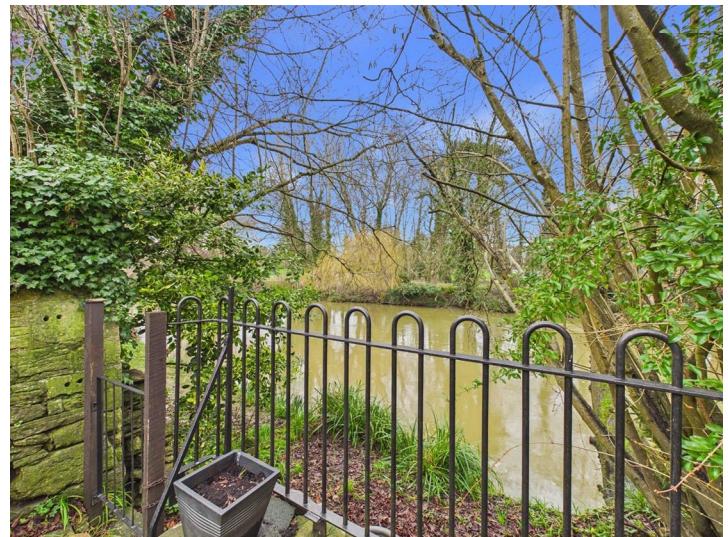
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

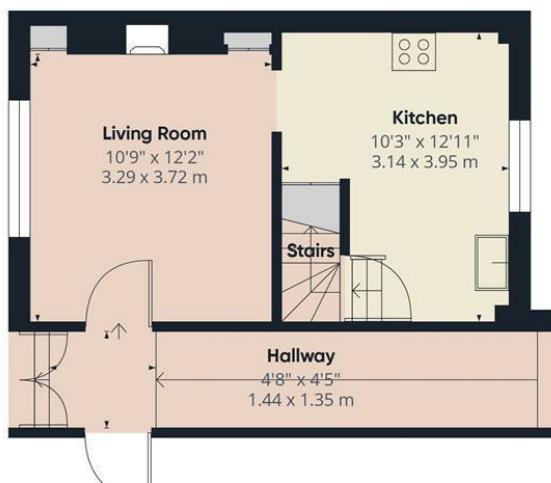
Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating
Wiltshire Council Tax - Band B

Tenure - Freehold







Ground Floor

Approximate total area⁽¹⁾620 ft²57.6 m²

First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
Current Potential		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Current Potential		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
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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