



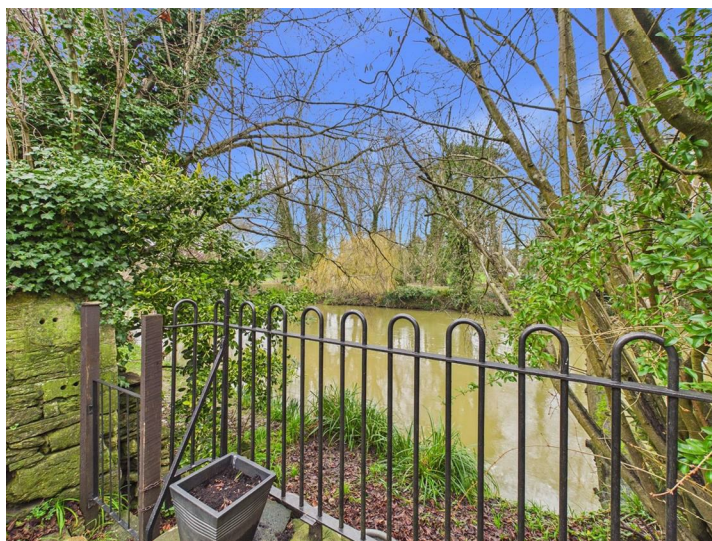
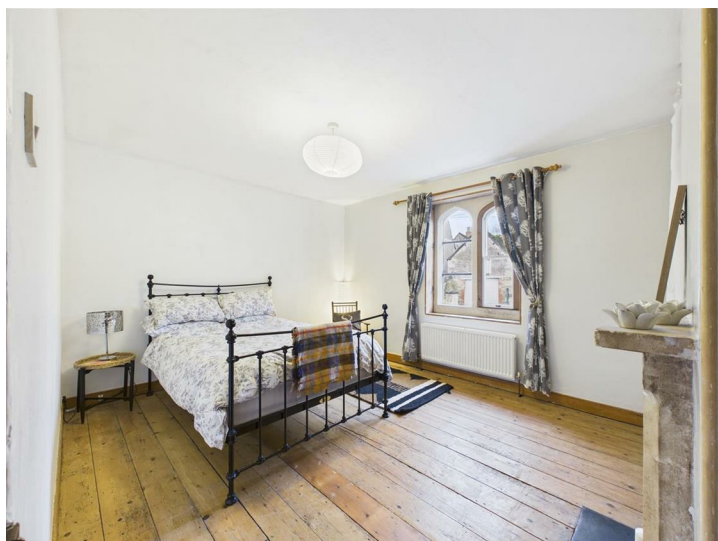
Nestled in one of the oldest and most picturesque areas of Chippenham, this charming Grade II listed terraced cottage offers a delightful blend of period features and modern comforts. As you step inside, you are welcomed by a cosy lounge that boasts a feature fireplace, perfect for those chilly evenings.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

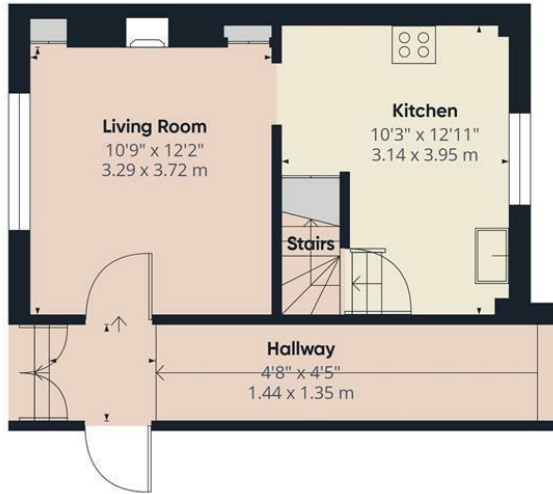
The property comprises a good-sized double bedroom, ensuring a restful retreat, and a spacious bathroom that caters to all your needs. Outside, you will find a lovely garden area that offers serene views towards the river, creating an ideal spot for relaxation or entertaining guests. Additionally, the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

- Charming Grade II Listed One Bedroom Terrace Property
- Central Location Offering Easy Access to the Town Centre and Local Train Station
- Cosy Lounge with Central Fire Place
- Double Bedroom
- Outside Storage
- Located Within One of the Oldest Streets of Chippenham
- Lovely Blend of Period Features along with Modern Touches
- Kitchen with Stone Floor
- Good Size Bathroom
- Charming Garden overlooking the Avon with direct access to river available.



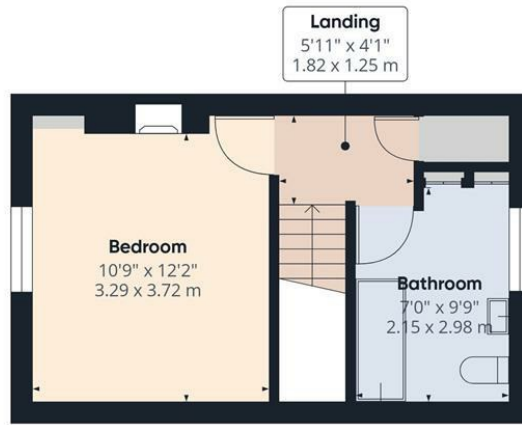




Ground Floor

Approximate total area<sup>(1)</sup>

620 ft<sup>2</sup>  
57.6 m<sup>2</sup>



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.

GIRAFFE360



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-91) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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