



55 Hill Rise, Chippenham, SN15 1AY

£250,000

- Extensively renovated and fully remediated to conventional construction
- Utility/store room
- 2 reception rooms
- No onward chain
- 3 bedrooms
- Viewing recommended
- Spacious garden for relaxation
- End terrace house

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This delightful end-terrace house offers a perfect blend of modern living. The property has undergone extensive renovations, ensuring a fresh and inviting atmosphere for its new owners. Externally, the property, originally of non standard construction, has since been comprehensively rebuilt/ remediated using conventional construction methods. Spanning an impressive 904 square feet, this home features two spacious reception rooms, providing ample space for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, catering to the needs of everyday life. One of the standout features of this home is the garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Additionally, the property includes a utility/store room, offering practical storage solutions and enhancing the overall functionality of the home. With no onward chain, this residence presents a seamless opportunity for prospective buyers to move in without delay.



Council Tax Band: A



Hallway

A hallway welcomes you into the home with a light and airy feel, featuring a neutral carpet and white walls. It offers easy access to the lounge and the kitchen/dining room, with stairs leading to the first floor.

Lounge

12'5" x 11'10"

The lounge is a bright and comfortable space with large window allowing plenty of natural light. The room is carpeted in a soft neutral tone and decorated with white walls, creating a cosy environment for relaxation or entertaining.

Kitchen/Dining Room

19'11" x 9'4"

A spacious kitchen/dining room with a modern, practical layout. It features cream cabinetry with dark work surfaces, integrated electric oven and hob and space for fridge/freezer, and large windows that bring in natural light. The dining area comfortably fits a table with chairs, and is set on a wood-effect herringbone floor.

Bedroom 1

12'5" x 9'6"

Bedroom 1 is a generously sized room with a soft carpet and white walls. A large window allows natural light to flood in. The room comfortably accommodates a double bed with space for additional furniture.

Bedroom 2

12'2" x 10'8" (min)

Bedroom 2 offers a cosy retreat with a neutral carpet and white walls. The window provides natural daylight, and the layout allows space for a double bed and bedroom furnishings.

Bedroom 3

8'9" x 8'2" (max)

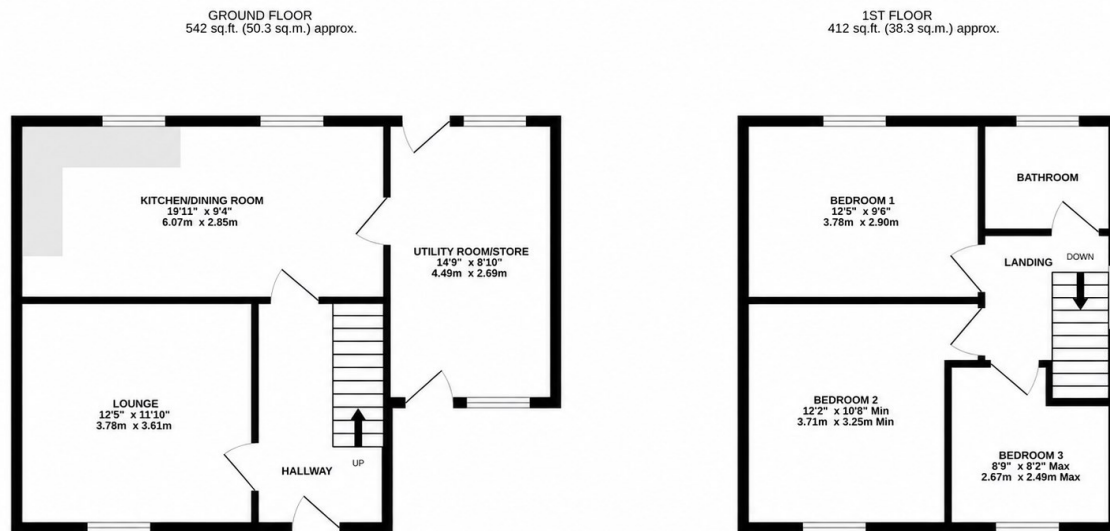
Bedroom 3 is a comfortable room with neutral décor and carpeting, suitable for a single bed or use as a study. It benefits from natural light through the window and retains a bright and airy feel.

Bathroom

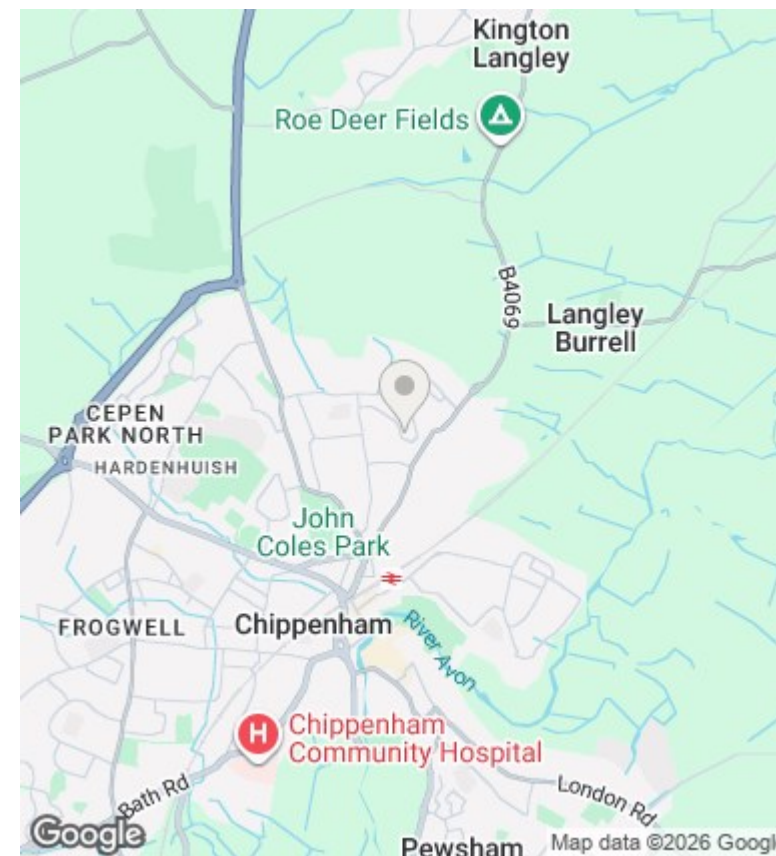
The bathroom features modern tiling in neutral tones, creating a clean and elegant look. It includes a bath with an overhead shower, a vanity unit with sink, and a toilet. A frosted window allows natural light while maintaining privacy.

Rear Garden

A good-sized rear garden predominantly laid to lawn, providing a peaceful outdoor space with mature trees and fencing that ensures privacy. It offers a blank canvas for gardening or outdoor activities.



3 BEDROOM SEMI DETACHED HOUSE
 TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

Council Tax Band

A

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	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		