

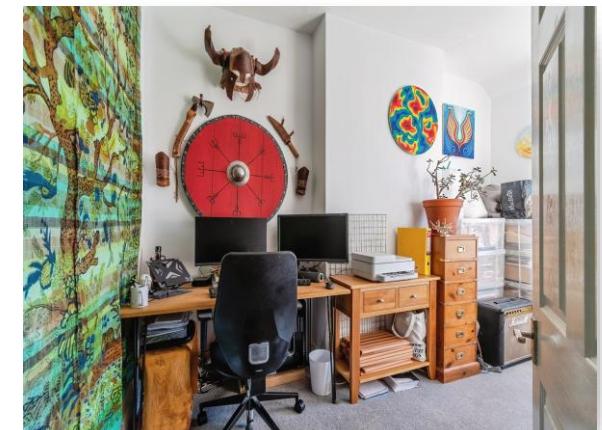


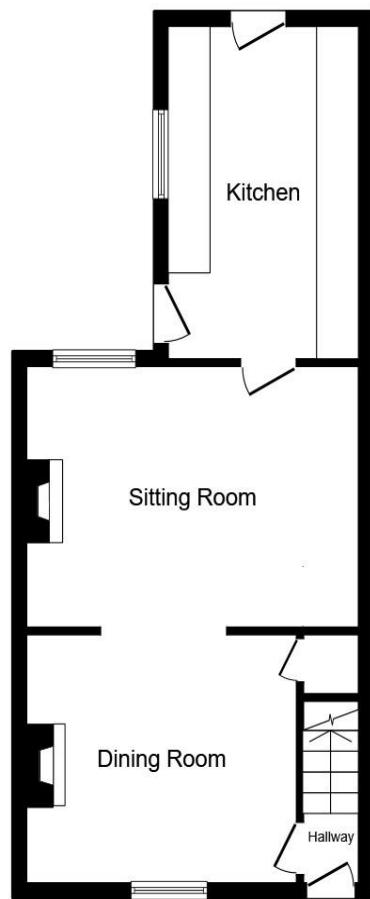
**Downing Street, Chippenham SN14 0AA**

welcome to

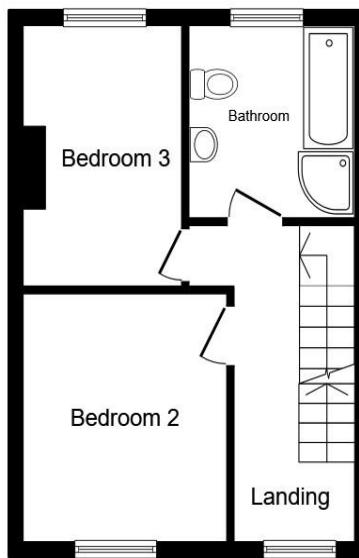
## Downing Street, Chippenham

A charming three-bedroom terrace in the heart of Chippenham, arranged over three floors with a stylish kitchen, cosy lounge with wood-burning stove, and a private master suite. Enjoy a sunny garden with decking, gated access, and parking. Close to shops, schools, and the station, book your viewing!

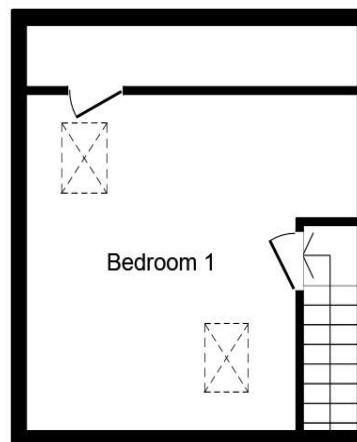




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Dining Room**

12' x 12' ( 3.66m x 3.66m )

**Lounge**

12' 2" x 15' 1" ( 3.71m x 4.60m )

**Kitchen**

14' 7" x 7' 9" ( 4.45m x 2.36m )

**Landing**

**Bedroom Two**

11' 8" x 8' 9" ( 3.56m x 2.67m )

**Bedroom Three**

7' 9" x 13' ( 2.36m x 3.96m )

**Bathroom**

**Second Floor**

**Bedroom One**

11' 2" x 14' 6" reduced head height ( 3.40m x 4.42m reduced head height )

**Rear Garden**

**Rear Parking**

Total floor area 99.8 m<sup>2</sup> (1,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Downing Street, Chippenham

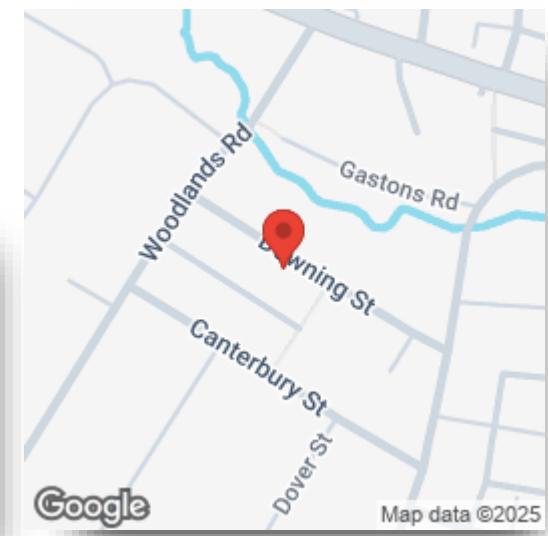
- Three Bedrooms Over Three Floors
- Cosy Lounge with Wood Burner
- Modern Kitchen with Appliances
- Private Garden with Decking
- Gated Access & Rear Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£300,000**



**view this property online** [allenandharris.co.uk/Property/CHP111096](http://allenandharris.co.uk/Property/CHP111096)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CHP111096 - 0004

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01249 655255**



[chippenham@allenandharris.co.uk](mailto:chippenham@allenandharris.co.uk)



37 Market Place, CHIPPENHAM, Wiltshire,  
SN15 3HT



[allenandharris.co.uk](http://allenandharris.co.uk)