



Baydons Lane, Chippenham

Price Guide £310,000

Nestled on Baydons Lane in the heart of Chippenham, this charming three-bedroom terraced cottage presents an excellent opportunity for those seeking a blend of character and modern living. The property boasts a welcoming reception room that flows seamlessly into a stylish kitchen, perfect for both entertaining and everyday family life.

The cottage retains some delightful original features, adding to its unique charm, while also incorporating contemporary fittings that cater to modern tastes. The spacious lounge and dining area provide a comfortable setting for relaxation and gatherings.

One of the standout features of this property is the long garden at the front, offering a lovely outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. Additionally, the rear courtyard garden provides a private retreat, ideal for alfresco dining or quiet contemplation.

## 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



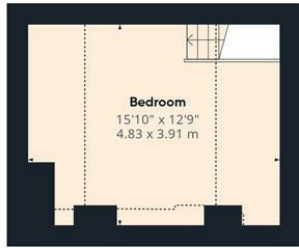




Ground Floor



First Floor



Second Floor



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

943 ft<sup>2</sup>  
87.5 m<sup>2</sup>

**Reduced headroom**

94 ft<sup>2</sup>  
8.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360



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		
<b>England &amp; Wales</b> 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