







35 Hill Corner Road, Chippenham, SN15 1DW

£269,500

Offered for sale with NO ONWARD CHAIN, this Grade II listed, mid terrace cottage is full of character. With porch entrance at the front and rear it comprises; lounge, kitchen, double bedroom and bathroom on the first floor and double bedroom on the top floor. With South facing gardens and driveway parking it has much to offer.

35 Hill Corner Road

Accessing the property from The Orchids there is driveway parking for at least two cars with gate leading in to the South facing gardens. The property can be entered via the front or the rear porch.

From the rear porch double doors lead in to the lounge. There is a fireplace, alcove shelving, under stairs cupboard housing the hot water tank, door leading to the stairs and door in to the kitchen.

Within the kitchen there are a range of floor mounted units, store cupboard, sink and drainer and door in to the rear porch.

The first floor landing gives access to bedroom two, bathroom and stairs leading to bedroom one on the second floor.

Throughout the home there are many quaint character features adding to the charm of the home. A viewing of the home is strongly advised.

Location

What Three Words location of driveway parking - ///tagging.escalated.pounding

Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

We are advised by the .gov website that the property is band C.

Agents Notes

The property is Grade II listed. The official Historic England listing states: Mid/late C19, restored c1990. Limestone rubble with brick quoins and dressings, stone slate roof with swept valleys and elaborate brick ridge stacks to party walls. One-unit plans with service outshuts. EXTERIOR: 2 storeys with attics; each cottage is one-window range. Segment brick arches over openings. 3 forward-facing gables have single-light leaded sashes to the attics, 2-light leaded casements to the 1st floor and a C20 lean-to to the front of the ground floor. Entrances to the end cottages are in the returns with unleaded windows above, similar to those at the front; entrance to the central cottage is in an extended gabled porch to the front of the lean-to. The porches are stone-slated gables supported by tree-trunk columns.

Property Comprises;

Front Porch

Sitting Room 15'11 x 14'2 (4.85m x 4.32m)

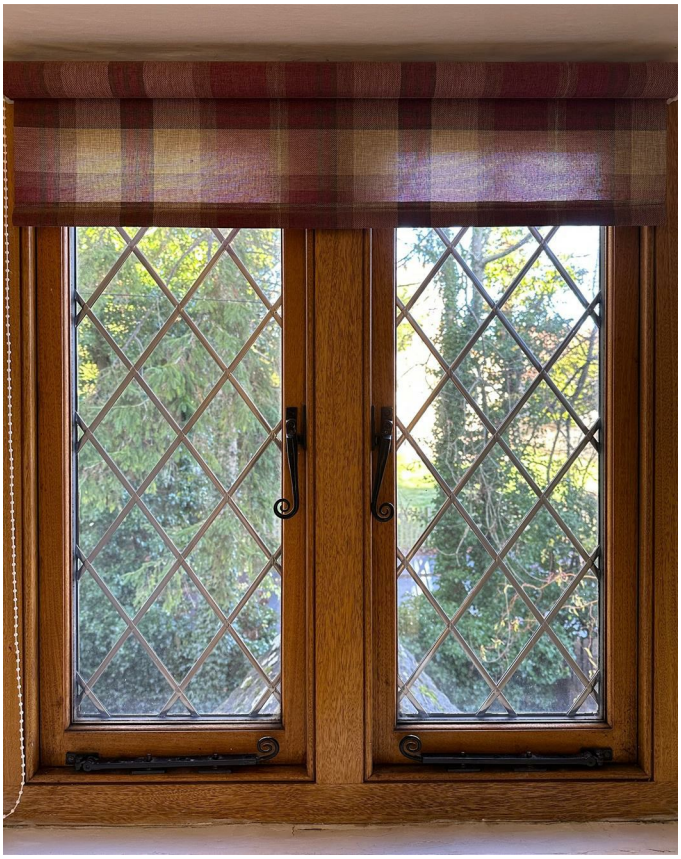


Kitchen 16'2 x 6'2 (4.93m x 1.88m)



Rear Porch

Landing



Bedroom Two 10'10 x 9'9 (3.30m x 2.97m)



Bathroom



Second Floor

Bedroom One 14'10 x 13'11 (4.52m x 4.24m)



Gardens



Driveway

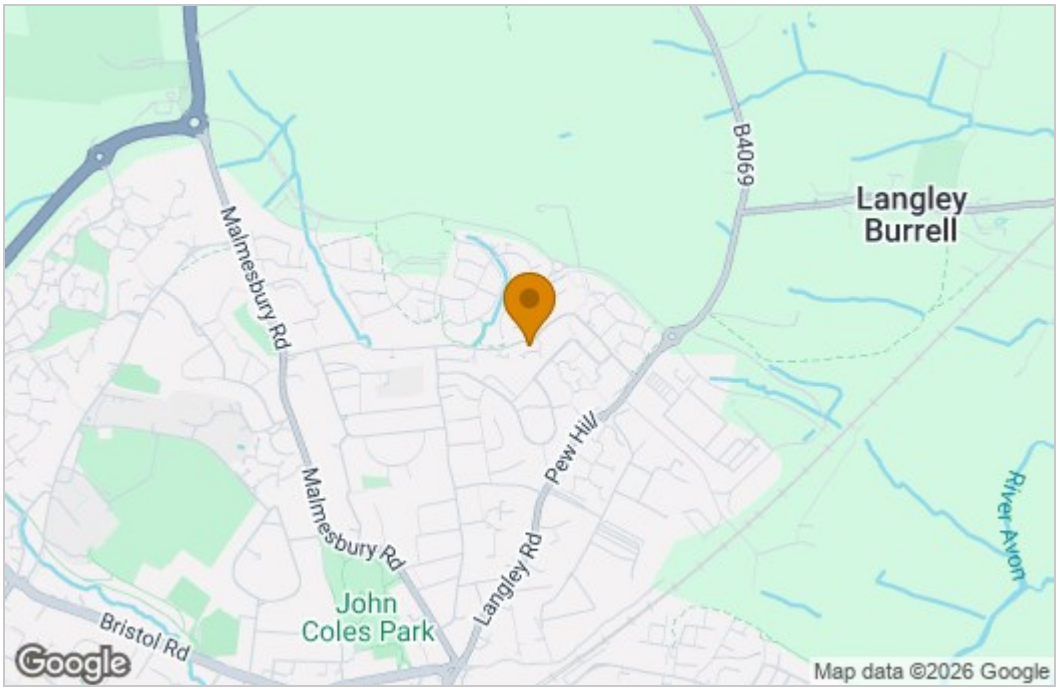
Floor Plan

Approximate Floor Area = 77.1 sq m / 830 sq ft

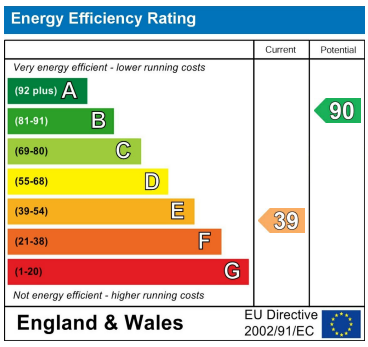


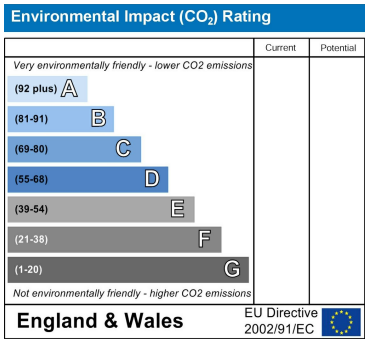
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70865

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

63 New Road, Chippenham, Wiltshire, SN15 1ES
Tel: 01249 464844 Email: sales@kingsleypike.co.uk https://www.kingsleypike.co.uk