

for sale

£280,000



## Park Lane Chippenham SN15 1LR

This home is superbly located just a short walk from Chippenham town centre, the mainline station, and the much-loved John Coles Park. The area offers an excellent range of shops, cafés, restaurants, supermarkets, leisure facilities, schools, and green spaces - one of the town's most desirable areas



# Park Lane Chippenham SN15 1LR

## Description

A stunning Victorian terrace situated on Park Lane in the heart of Chippenham. The property offers a contemporary design whilst retaining its character and period features including original open fireplaces throughout.

The Ground Floor offers two reception rooms, a cloakroom plus the wonderful open plan kitchen/diner to the rear of the property. This room is the real hub of the home with its bespoke kitchen cabinets and solid oak worktops, Belfast sink and integrated appliances.

The First Floor has a double and a single bedroom plus family bathroom. The Second Floor attic conversion provides a large double bedroom with eaves storage and galleried banister.

Outside there is a generous south facing enclosed garden to the rear with a lawn, gravelled patio and seating area. To the front there is a low maintenance gravel area.

The property is ideally located for easy access to the town centre amenities and shops and the mainline railway station serving Bath, Bristol and London is within a 7 minute walk. The M4 motorway junction 17 is within easy reach.

Viewing is essential to fully appreciate this wonderful home.



## Ground Floor

### **Hallway**

Entrance door to front. Stairs to First Floor. Door to Reception One.

### **Reception Room**

Window to front. Feature fireplace. Laminate flooring. Radiator.

### **Living Room**

Window to rear. TV point. Laminate flooring. Adapted fireplace. Door to Kitchen. Radiator.

### **Kitchen**

Dual aspect with windows to rear and side. Door to side. Fitted with a matching range of base and wall units with complementary wooden work surfaces over. Inset "Belfast" style sink unit. Integrated oven and hob with cooker hood over. Integrated washing machine and dishwasher. Part tiled walls. Laminate flooring. Gas boiler. Radiators.

### **Cloakroom**

Suite comprising 2-in-1 close coupled toilet and basin.

## First Floor

### **Landing**

Stairs from Ground Floor.

### **Bedroom One**

Window to rear. Feature fireplace. Radiator.

### **Bedroom Two**

Window to front. Feature fireplace. Radiator.

### **Bathroom**

Suite comprising WC, wash hand basin and bath with shower over. Part tiled walls. Heated towel rail.

## Second Floor

### **Attic Room**

Stairs from Landing. Velux window. Ceiling spotlights. Eaves storage cupboards. Radiator.

## Outside

### **Front**

Low maintenance gravelled area to the front.

### **Rear Garden**

Fully enclosed and mainly laid to lawn. Coarse gravel area with room for seating. Patio area, garden shed, raised beds, fruit trees and mature shrub borders.





Total floor area 89.1 m<sup>2</sup> (960 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)



To view this property please contact Connells on

**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306452 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**[view this property online connells.co.uk/Property/CHM306452](http://connells.co.uk/Property/CHM306452)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)