



Connells

St. Mary Street
Chippenham



Property Description

Nestled in one of Chippenham's most picturesque and sought-after streets, this delightful three-bedroom end of terrace property offers character, comfort, and convenience in equal measure.

Ground Floor Accommodation:

Step into a welcoming sitting room, perfect for relaxing evenings, which flows into a separate dining room ideal for entertaining. A cloakroom adds practicality, while the well-appointed kitchen provides ample space for culinary creativity.

First Floor:

The first floor features a generously sized bedroom and a luxurious main bathroom, complete with a stunning roll-top freestanding bath, perfect for unwinding in style.

Second Floor:

Upstairs, you'll find two further bedrooms, offering flexible space for family, guests, or a home office.

Outside:

To the rear, a charming courtyard garden provides a private outdoor retreat, ideal for morning coffee or evening relaxation.

Location Highlights:

St Mary Street is a hidden gem in the heart of Chippenham, celebrated for its historic charm and tranquil setting. Described by John Betjeman as "the most perfect unselfconscious bit of English country townscape," it's a no-through road lined with elegant period homes and just a short stroll from the town centre.

Transport Links: Chippenham Railway Station is just 0.4 miles away, offering direct services to London Paddington (from 68 minutes) and Bath (10 minutes). The M4 (Junction 17) is approximately 5 miles north, providing excellent road links.

Ground Floor

Entrance Hall

Main entrance door to front. Doors to Sitting Room, Dining Room, Kitchen and Cloakroom. Stairs to First Floor. Further door to side.

Sitting Room

15' 5" x 13' 4" (4.70m x 4.06m)
Window to front. Feature fireplace.

Dining Room

16' 1" x 8' 7" (4.90m x 2.62m)
Window to rear. Feature fireplace.

Kitchen

10' 7" x 14' 4" (3.23m x 4.37m)
Fitted with a range of matching base units with complementary work surfaces and inset sink and drainer. Integrated oven and hob. Plumbing for washing machine. Two windows to side. Utility area with further built in sink. Window to side.

Cloakroom

Two piece suite comprising low level WC and wash hand basin.

First Floor

Landing

Stairs from Ground Floor and stairs to Second Floor. Doors to Bedroom One and Bathroom.

Bedroom One

19' 4" x 13' 9" (5.89m x 4.19m)

Two windows to front. Feature fireplace.

Bathroom

Three piece suite comprising freestanding roll top bath, wash hand basin and low level WC. Window to rear

Second Floor

Landing

Stairs from First Floor. Doors to Bedrooms Two and Three.

Bedroom Two

14' 7" x 13' 4" (4.45m x 4.06m)

Window to front.

Bedroom Three

14' 7" x 8' 8" (4.45m x 2.64m)

Window to front.

Outside

Small courtyard garden.

Agents Note

The vendor has advised that he is happy to pay the stamp duty for potential buyers.

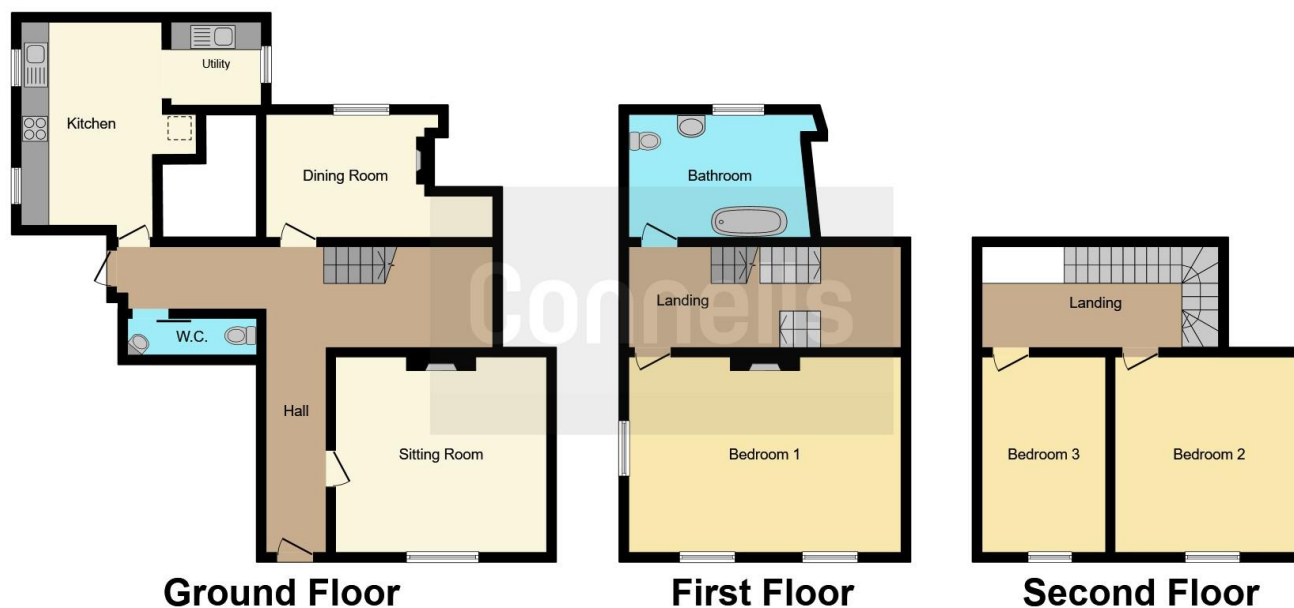
Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.









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.focalagent.com

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CHM306349



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CHM306349 - 0012