



📍 47 Chamberlain Road, Chippenham, Wiltshire, SN14 0TF

🏠 Price Guide £259,950

Situated on the sought-after western side of Chippenham in a peaceful position, this beautifully presented two-bedroom mid-terrace home is offered to the market with no onward chain. The property further benefits from an attractive enclosed rear garden and an allocated parking space conveniently located just a short walk away.

- Immaculately Presented Two Bedroom Mid-Terrace Home
- Situated in a Quiet Position on the West Side of Chippenham
- Offered with No Onward Chain
- Two First Floor Bedroom
- Modern Kitchen/Diner with Integrated Appliances
- Enclosed Rear Garden with Patio Seating Area and Lawn
- Substantial Storage Shed and Rear Garden Access
- Allocated Off-Road Parking Space
- Short Drive to the Town Centre and Mainline Train Station
- Ideal First-Time Purchase or Downsize Opportunity

🏡 Freehold

🏠 EPC Rating C



Located on the west side of Chippenham in a quiet position, this immaculately presented two-bedroom mid-terrace home is offered with no onward chain. The property benefits from a pleasant enclosed rear garden and allocated parking located a short walk away.

The accommodation comprises an entrance into the living room, which features a storage cupboard and leads through to a generously sized modern kitchen/diner. The kitchen benefits from integrated appliances including a fridge/freezer, dishwasher, and washing machine.

To the first floor are two bedrooms and a modern bathroom fitted with a shower over the bath. The principal bedroom also benefits from a built-in cupboard.

Externally, the property enjoys a lovely enclosed rear garden with a patio seating area, lawn, and substantial storage shed. Rear access at the end of the garden leads to the off-road parking area, where an allocated parking space can be found.

Further benefits include gas-fired central heating, an electric oven, hob and extractor hood, integrated fridge/freezer, dishwasher, and washer/dryer machine. The property is also conveniently located close to local amenities, offers fast access to major road links, and is just a short drive from the town centre and mainline train station in Chippenham.

The property would make an ideal first-time purchase or an excellent option for those looking to downsize.

#### **Situation**

The property is situated on the popular West side of Chippenham, and is within easy reach of the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band: B

Freehold

Mains Gas, Electricity, Water & Drainage

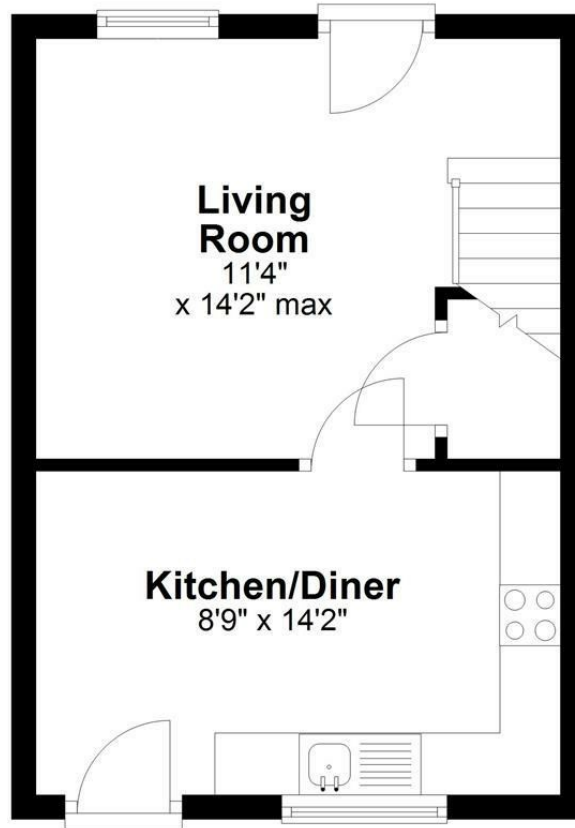
Gas Central Heating

EPC Rating: C



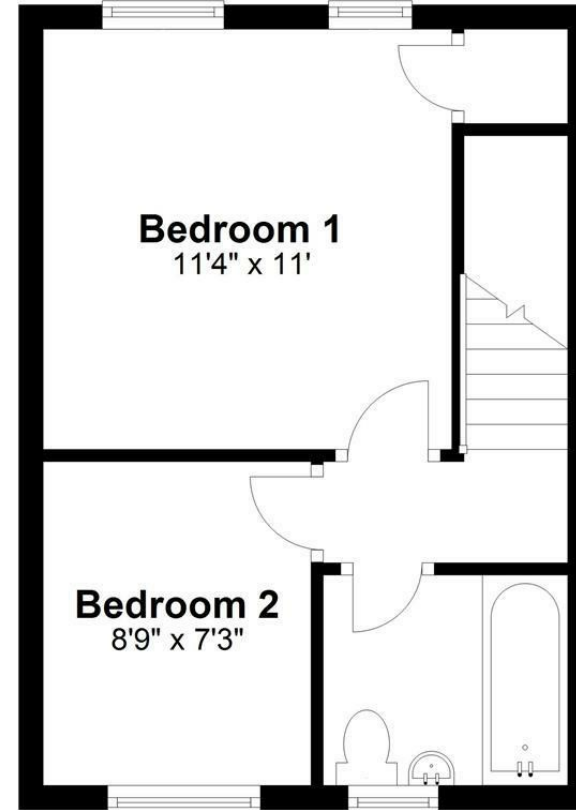
## Ground Floor

Approx. 288.1 sq. feet



## First Floor

Approx. 288.1 sq. feet



Total area: approx. 576.1 sq. feet

Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.