

for sale

guide price **£200,000**



## Lowden Chippenham SN15 2BS

A charming two-bedroom terraced cottage located at 80 Lowden, offering characterful accommodation with the benefits of being within easy access of Chippenham Town Centre. Lounge with feature fireplace. Modern fitted Kitchen. No Onward Chain.



# Lowden Chippenham SN15 2BS

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Description

A charming two-bedroom terraced cottage located at 80 Lowden, offering characterful accommodation with the benefits of being within easy access of Chippenham Town Centre.

The property provides well-proportioned living space suited to a range of buyers, including first-time purchasers, downsizers, or those seeking a low-maintenance home.

Typical cottage features include a cosy reception room with feature fireplace, a practical kitchen layout, and two bedrooms and a bathroom. The home is set within an established residential area, convenient for local amenities, transport links, and surrounding countryside.

This property offers an excellent opportunity for buyers looking for a character home with manageable proportions and strong appeal.

## Ground Floor

### Sitting Room

Entrance door to front. Window to front. Stairs to First Floor. Feature fireplace. Door through to Kitchen.

### Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Door and windows to rear.

## First Floor

### Bedroom One

Window to front.

### Bedroom Two

Window to rear.

### Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with shower over. Window to rear.

## Outside

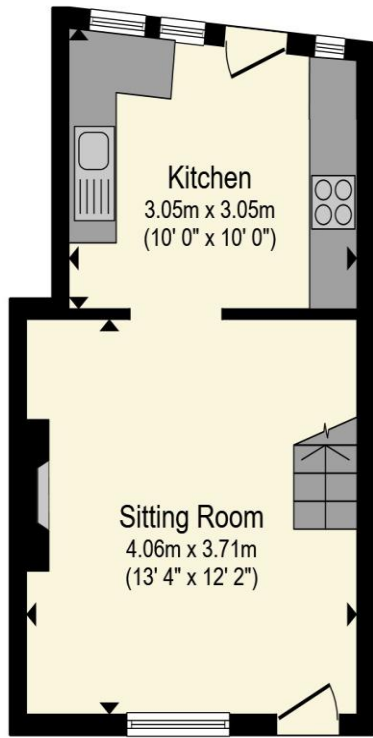
### Front

Pathway leading to front entrance door.

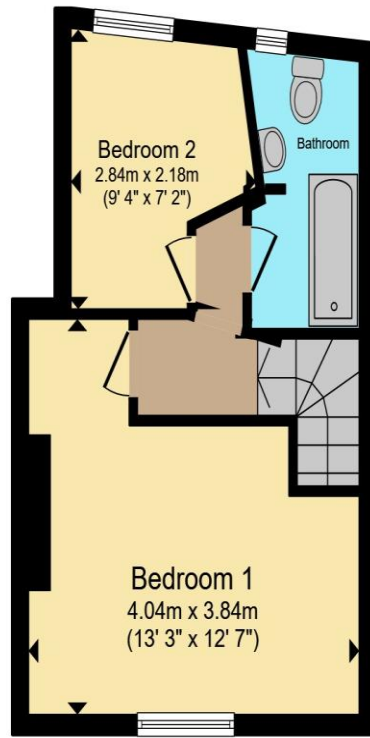
### Rear Garden

Fully enclosed. Low maintenance, split level and laid to patio providing an ideal entertaining space.





**Ground Floor**



**First Floor**

Total floor area 54.1 m<sup>2</sup> (583 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)



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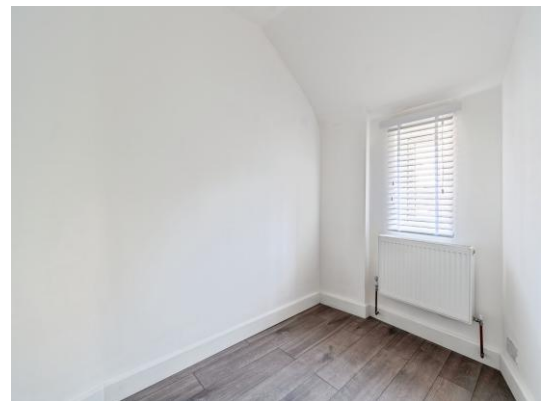
59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306556 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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