

for sale

offers in excess of **£220,000**



Roman Way Chippenham SN15 3TA

2 Bedroom mid terraced home situated in the Cul-De-sac location of Roman way, this property is close to local amenities and has the added benefit of an extra reception room to the rear which can be used as an office or a dining room.



Roman Way Chippenham SN15 3TA

Description

Situated on the ever-popular Roman Way, this well-presented two-bedroom mid-terrace home offers versatile living space and would make an ideal first-time purchase, investment or downsizing opportunity.

The ground floor features a welcoming entrance hallway leading through to a bright and spacious living room. To the rear, the property benefits from a fitted kitchen with ample storage and workspace, opening into an additional reception room which provides excellent flexibility - perfect as a dining room, home office, playroom or second sitting area.

Upstairs, there are two well-proportioned bedrooms and a family bathroom, all thoughtfully laid out to maximise space and natural light.

Externally, the property enjoys an enclosed rear garden ideal for relaxing or entertaining, along with on-street parking nearby.

Conveniently located for local amenities, schools and transport links, this home combines practicality with comfortable living in a sought-after residential setting.



Ground Floor

Entrance Porch

Entrance door to front. Door to Lounge.

Lounge

15' 5" Max x 12' 2" Max (4.70m Max x 3.71m Max)
Window to front. TV point. Stairs to First Floor. Door through to Kitchen.

Kitchen

12' 2" x 6' 11" Max (3.71m x 2.11m Max)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for washing machine and dishwasher. Integrated oven and hob. space for fridge/freezer. Door and window to year.

Reception Two/Dining Room

12' 2" x 8' 2" (3.71m x 2.49m)
Door and window to rear. TV point.

First Floor

Bedroom One

12' 2" x 8' 2" (3.71m x 2.49m)
Window to front.

Bedroom Two

12' 2" x 6' 11" (3.71m x 2.11m)
Window to rear.

Bathroom

Suite comprising low level WC vanity wash hand basin and bath with shower over and shower screen. Fully tiled.

Outside

Front

Small lawn area to the front with pathway to front door.

Rear Garden

Fully enclosed. Large patio area with the remainder laid to lawn.



To view this property please contact Connells on

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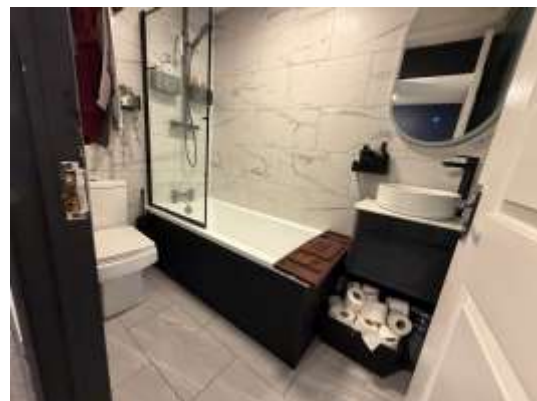
59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306516 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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