## 5 St. Marys Place, Chippenham, SN15 1EN

## £230,000

A charming three-bedroom Grade II listed terraced home, ideally situated in the heart of Chippenham. This characterful property boasts an abundance of original period features, including sash windows and feature fireplaces, while offering well-proportioned accommodation arranged over two floors. To the rear, an enclosed courtyard garden provides a private outdoor space, with the beautiful riverside walks of Monkton Park just moments away.

## St Marys Place

Accommodation

The property is entered via a front door leading into an entrance hallway, which in turn opens into the main internal hallway. Stairs rise to the first floor, with doors providing access to both the lounge and dining room.

The lounge is positioned at the front of the property and features a sash window, laminate flooring, and a cast iron fireplace set within the chimney breast with decorative surround and hearth, creating a central focal point. A radiator is also present, and a door leads through to the dining room.

The dining room enjoys a rear aspect via a sash window and offers laminate flooring, a radiator, and a chimney breast. A doorway leads to useful under-stairs storage, with a further door opening into the kitchen.

The kitchen is fitted with a range of floor and wall-mounted units, complemented by tiled walls and wood flooring. There is a stainless steel sink, plumbing for a washing machine and dishwasher, space for a tumble dryer, and room for a gas cooker with extractor hood over. Additional space is available for a fridge freezer. A sash window to the side provides natural light, while a double-glazed door offers direct access to the rear garden. A heated towel rail completes the space. A rear passage gives access to the garden and log store which could be reinstated as a ground floor toilet.

First Floor

The first-floor landing provides access to all three bedrooms and the bathroom.

Bedroom One is a generous double room with a sash window to the front, radiator, and a chimney breast featuring a cast iron fireplace with hearth.

Bedroom Two is a further double bedroom, positioned to the rear, with a sash window, radiator, and cast iron fireplace.

Bedroom Three is a well-proportioned single bedroom with a sash window to the front, radiator, and laminate flooring.

Steps lead down into the beautifully refurbished bathroom, which has been fully updated to a modern standard. The space features a window to the rear, partially tiled walls, laminate flooring, and a heated towel rail. The suite comprises a freestanding bath with shower attachment, a wash hand basin set within a vanity unit, and a separate shower cubicle with mains-fed shower, offering both style and practicality.

Outside

To the rear of the property is an established, enclosed courtyard garden enjoying an easterly aspect. The garden is laid to patio and hardstanding, with a pond and a variety of mature plants, trees, and shrubs, creating a peaceful and private outdoor space.

Location

St Mary's Place is centrally located within Chippenham, offering convenient access to a wide range of amenities, transport links, and leisure facilities. The picturesque Monkton Park, with its riverside walks, is just a short stroll away, providing a perfect setting for outdoor recreation.

### Tenure

We are advised by the .GOV website that the property is Freehold.

### Council Tax

We are advised by the .GOV website that the property is band B

### Agents Notes

We are advised by the seller that the property is Grade II listed.

Please note, there is currently a woodburning stove in situ within the dining room however, as there is no certification available, this should be considered as a space suitable for a stove rather than a certified installation.

Mind Your Head

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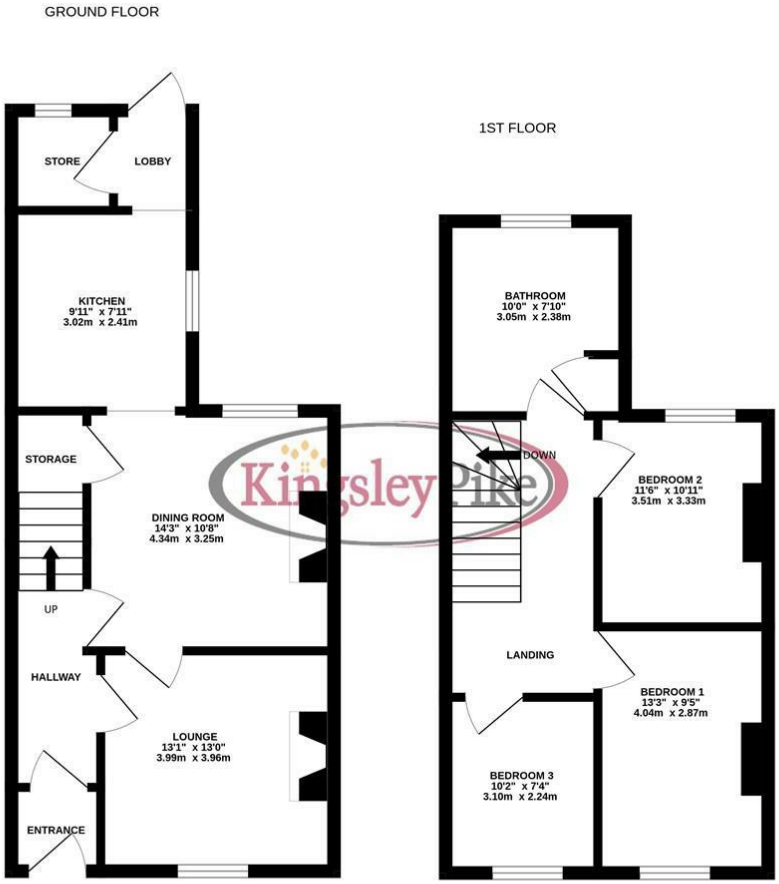
## Floor Plan




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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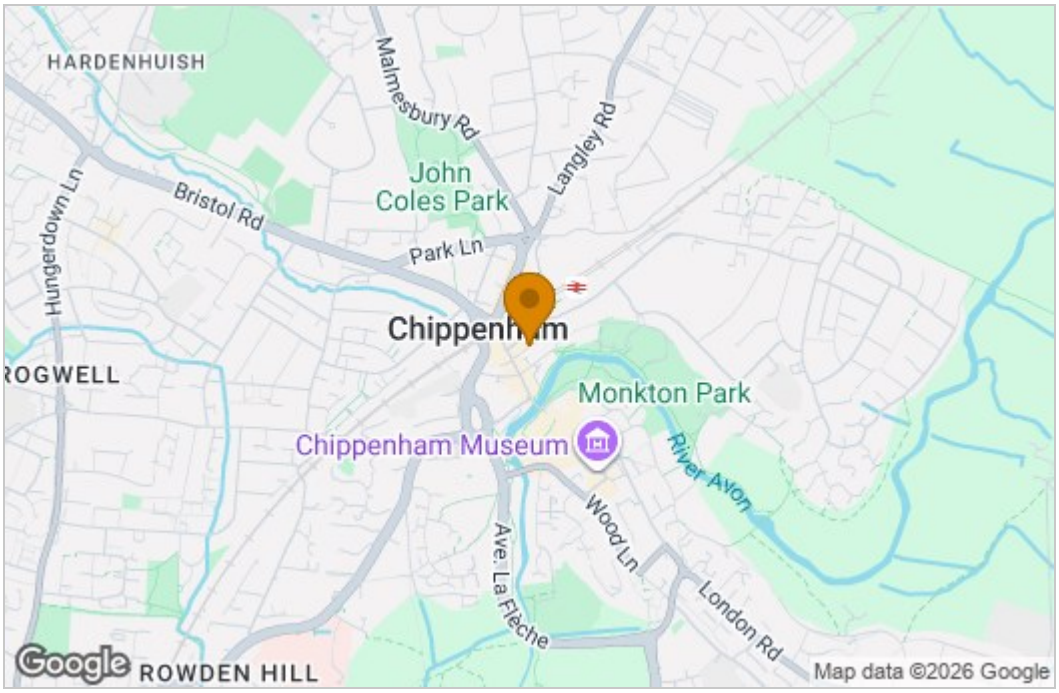
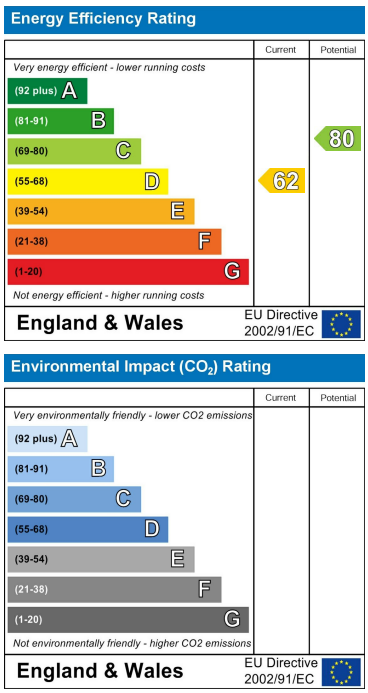
## Area Map




## Energy Efficiency Graph

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