



📍 36 The Butts, Chippenham, Wiltshire, SN15 3JU

🔗 Offers In Excess Of £340,000

A rare opportunity to purchase a well presented and centrally located, three bedroom, two reception room, end of terrace townhouse with garage, off street parking and easily maintainable garden, offered with the benefit of No Onward Chain.

- Town Centre Location
- No Onward Chain
- Three Bedroom Townhouse
- Sitting Room & Dining Room
- Newly Appointed Cloakroom
- Modern Family Bathroom
- Low Maintenance, Enclosed Rear Garden
- Single Garage & Off-Road Parking
- Close to Railway Station and Monkton Park
- New Boiler - 2023

🏠 Freehold

🏠 EPC Rating C



Nestled in the centre of Chippenham, walking distance to the railway station, high street and Monkton Park, this delightful three bedroom semi-detached house, which offers a perfect blend of space, comfort and convenience. Offered with the benefit of No Onward Chain.

The versatile accommodation is arranged over three levels, briefly comprising; entrance hall, newly appointed cloakroom, kitchen and dining room, on the ground level. To the first floor is the large sitting room, and a double bedroom, with two further bedrooms and the family bathroom on the second level.

Externally there is a low maintenance, enclosed rear garden, laid predominantly to artificial turf, but with a lovely decked seating area. There is a single garage, and off-road parking for a further vehicle.

Additional benefits include a newly appointed boiler in 2023, and to the front of the property is a lovely, established communal garden area.

Situation

The Butts is situated just off St Mary Street, arguably Chippenham's most prestigious address, with a charming collection of period houses bordering the River Avon and within a short stroll of the picturesque Monkton Park and the Town Centre which offers a comprehensive range of shopping facilities and amenities. There is an enviable selection of good quality schooling with well reputed state and private schools nearby. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 65 minutes) and the M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London.

Property Information

Council Tax Band: C

Tenure - Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating: C



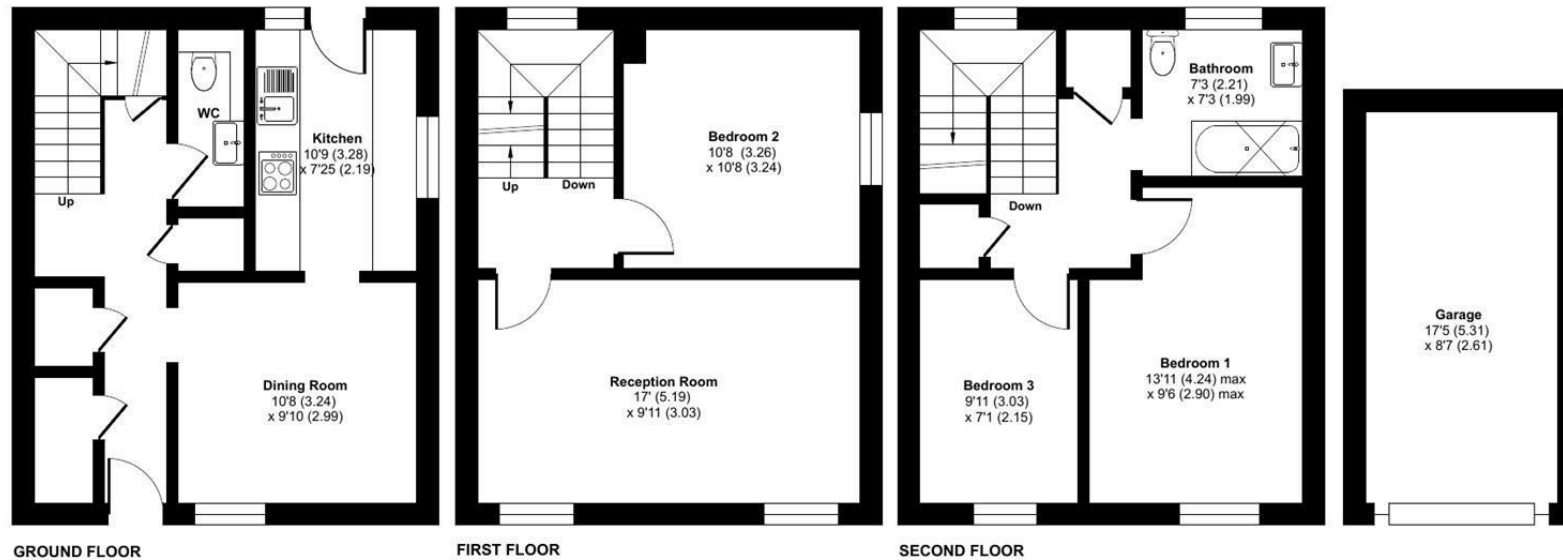
The Butts, Chippenham, SN15

Approximate Area = 1077 sq ft / 100 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1458298

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