



36 St. Peters Close, Chippenham, SN15 2BQ

£329,950

A conveniently located and deceptively spacious terrace home with accommodation arranged over three floors. Comprising; entrance hallway, cloakroom, lounge, dining room with French doors to the garden and kitchen/breakfast room on the ground floor, three bedrooms and bathroom on the first floor and further bedroom on the second floor. To the rear is a generous L shaped garden and opposite is a single GARAGE located within a block. ****NO ONWARD CHAIN****

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Entrance Hall

Lounge 15'11 x 11'08 (4.85m x 3.56m)



Dining Room 14'05 x 7'02 (4.39m x 2.18m)



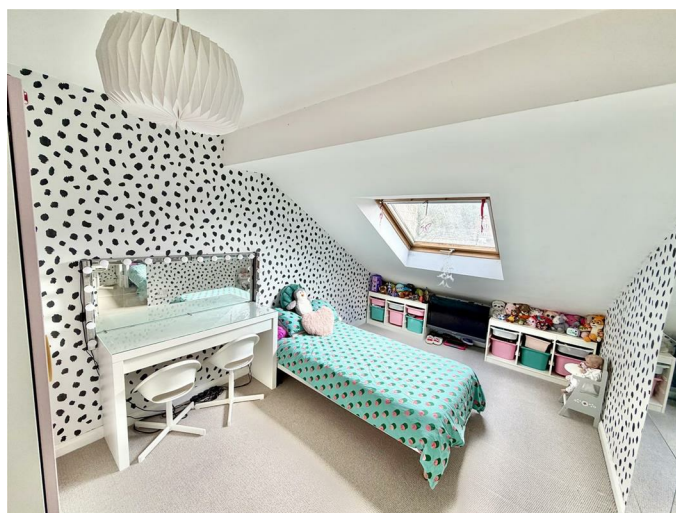
Kitchen/Breakfast Room 18'06 x 9'03 (5.64m x 2.82m)



Cloakroom

Landing

Bedroom Two 11'08 x 9'02 (3.56m x 2.79m)



Bedroom Three 15'01 x 9'06 max (4.60m x 2.90m max)



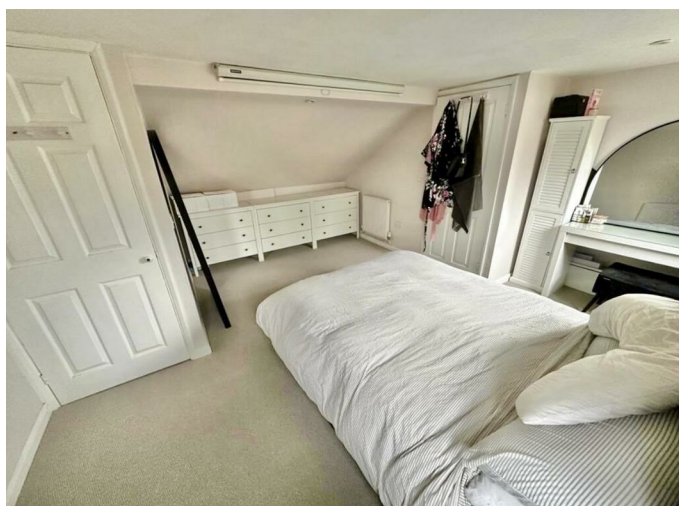
Bedroom Four 6'06 x 8'06 (1.98m x 2.59m)



Bathroom

Second Floor

Bedroom One 14'08 14'08 (4.47m 4.47m)



Rear Garden

Garage

Council Tax

We are advised by the .gov website that the property is band C.

Tenure

We are advised by the .gov website that the property is freehold. Part of the garden is on a long term lease from Network Rail.

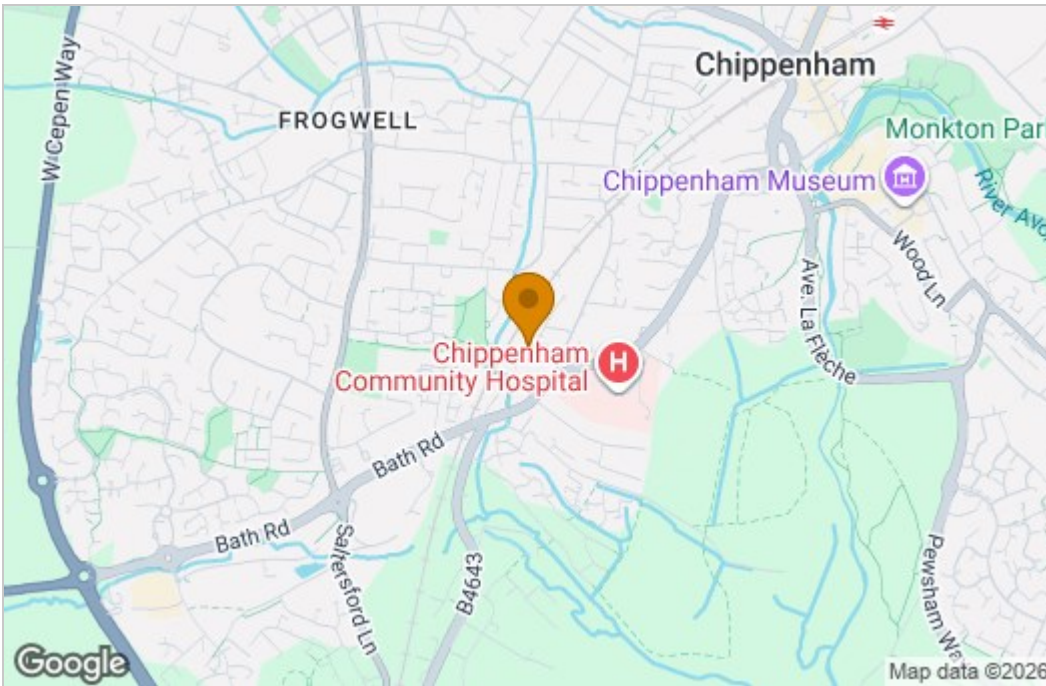
Floor Plan



4 BEDROOM TERRACE HOUSE

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

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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