

for sale

£250,000



Wood Lane CHIPPENHAM SN15 3DT

Character cottage with sitting room, dining room and kitchen. Downstairs Cloakroom. Two Bedrooms to the First Floor plus further shower room. Attic Room. Cottage garden to the front. No Onward chain.



Wood Lane CHIPPENHAM SN15 3DT

Description

Occupying a delightful position on Wood Lane, Chippenham, this charming character cottage offers a wealth of appeal, blending period features with versatile accommodation arranged over three floors.

The property is entered via a welcoming hallway, leading to a comfortable sitting room and a separate dining room, providing excellent spaces for relaxation and entertaining. To the rear, the attractive L-shaped kitchen offers ample workspace and storage, while a convenient downstairs shower room adds further practicality.

On the first floor are two bedrooms together with a modern shower room. A staircase rises to an additional attic room, offering flexible space that could be utilised as a home office,

hobby room or occasional guest accommodation, subject to individual requirements.

Externally, the property benefits from a garden to the front, creating an attractive outdoor space to enjoy throughout the year.

Combining character, charm and flexible living accommodation, this delightful cottage is well placed for access to Chippenham's amenities, transport links and surrounding countryside.



Ground Floor

Entrance Porch

Entrance door to front.

Hallway

Stairs to First Floor. Door to Lounge. Opening through to Dining Room.

Lounge

Window to front. Feature fireplace.

Dining Room

Window to front. Feature fireplace. Window to rear. Opening through to Kitchen.

Kitchen

L-shaped room. Fitted with a matching range of base and wall units. Integrated oven and hob. Three ceiling skylights. Window to front. Door to Shower Room.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle.

First Floor

Bedroom One

Window to front.

Bedroom Two

Window to front.

Shower Room

Suite comprising low level WC and wash hand basin.

Second Floor

Attic Room

Useful attic room providing additional space/storage.

Outside

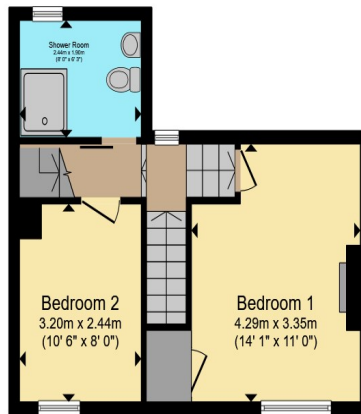
Front Garden

Pathway leading to front door. Mainly laid to lawn with mature shrub borders.

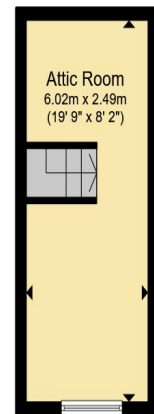




Ground Floor



First Floor



Second Floor

Total floor area 115.6 m² (1,244 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

Connells

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306674 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/CHM306674



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk