





📍 26 The Firs, Chippenham, SN14 0PG

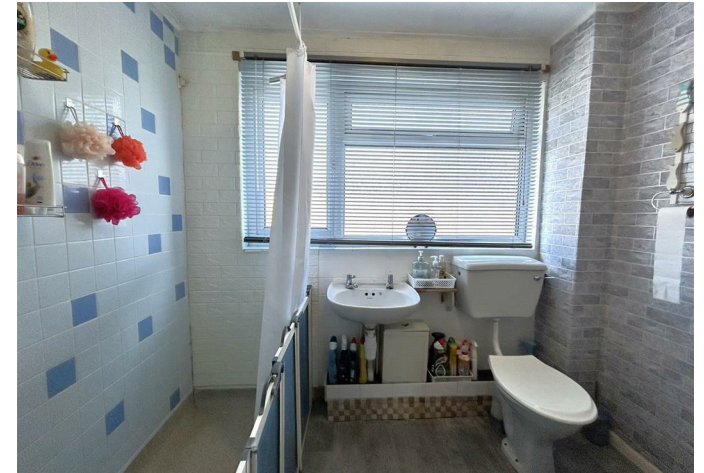
🏠 Price Guide £220,000

A fantastic opportunity to acquire this spacious three-bedroom mid-terrace home, superbly positioned within the highly sought-after "Queens Crescent" residential development. Ideally located within easy walking distance of local amenities and a well-regarded primary school, the property presents an excellent choice for growing families, first-time buyers, or investors alike.

- Spacious Three-Bedroom Mid-Terrace Home
- Sought-After Queens Crescent Residential Development
- West Chippenham
- Two Double Bedrooms and One Single Bedroom
- Enclosed, Low-Maintenance Rear Garden
- Walking Distance to Local Amenities
- Close to a Well-Regarded Primary School
- Within Easy Reach of the Town Centre and Mainline Railway Station
- Good Access to Major Road Links Including the M4 (Junction 17)
- Ideal for Growing Families or First-Time Buyers

🏡 Freehold

🏠 EPC Rating D





A spacious three-bedroom mid-terrace home, pleasantly situated within the popular "Queens Crescent" residential development and conveniently positioned within walking distance of local amenities and a well-regarded primary school.

The accommodation is arranged over two floors and comprises an entrance porch leading to a generously sized sitting room. The kitchen/dining room is also well proportioned and provides access to a useful utility room with w/c and external access to the rear garden.

To the first floor are two double bedrooms, a single bedroom, and a family shower room. Bedrooms one and two further benefit from fitted storage.

Externally, the property enjoys an easily maintainable rear garden with gated rear access. While there is no allocated parking, ample on-street parking is available nearby. The property is also within walking distance of two of Chippenham's secondary schools, with the town centre and mainline railway station within easy reach. Excellent road links are nearby, including the M4 (Junction 17).

#### **Situation**

Situated on the western side of the town well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

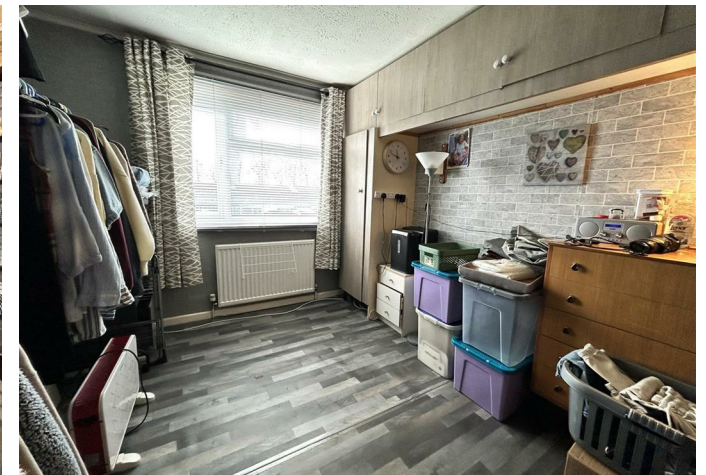
Council Tax Band; B

Freehold

Mains Gas, Electricity, Water & Drainage

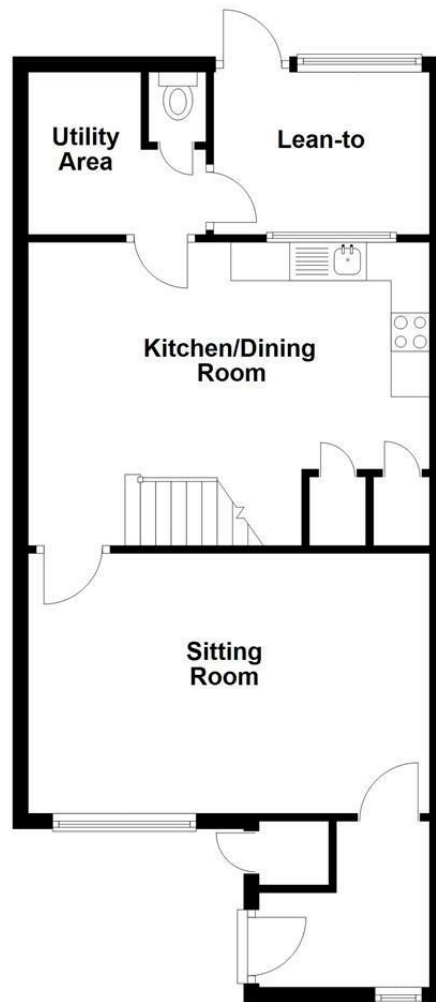
Gas Central Heating

EPC Rating; D

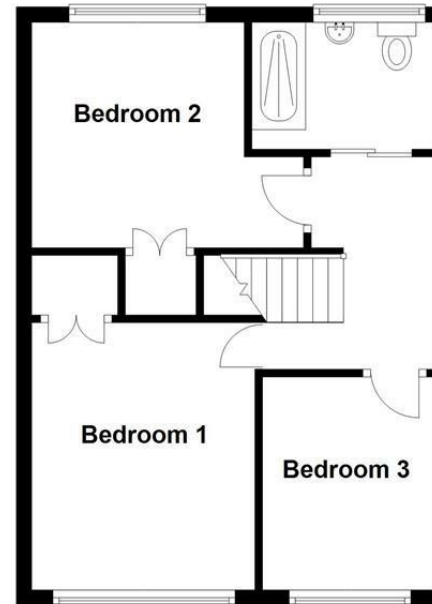




**Ground Floor**  
Approx. 597.7 sq. feet



**First Floor**  
Approx. 416.3 sq. feet



Total area: approx. 1014.0 sq. feet

Disclaimer 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.