



Nestled on Marshfield Road in the heart of Chippenham, this charming terraced house offers a delightful blend of period features and modern living. With its central location, residents will enjoy the convenience of being just a short stroll from the town centre and the train station, making it an ideal choice for commuters and families alike.

Upon entering, you are welcomed into a spacious lounge that provides a perfect setting for relaxation and entertaining. The good-sized kitchen is well-equipped, offering ample space for culinary pursuits and family gatherings. The property boasts three generously sized bedrooms, each providing a comfortable retreat for rest and relaxation.

Completing this lovely home is a well-appointed bathroom, ensuring all your needs are met. Outside, the courtyard garden offers outdoor space, perfect for enjoying a morning coffee or evening gatherings. Additionally, the outbuilding provides extra storage or could be transformed into a workshop or hobby space.

This property is a wonderful opportunity for those seeking a spacious home in a vibrant community. With its blend of character and practicality, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming terraced house your new home.

- Period Mid Terrace within Walking Distance of Town
- Communal Rear Area with Access to the Property
- Kitchen/Dining Area
- Three Good Size Bedrooms
- No Chain
- Courtyard Garden to the Side along with Outhouse
- Lounge
- Utility and Storage Areas
- Bathroom





Ground Floor

First Floor

Second Floor

Approximate total area⁽¹⁾1093 ft²101.4 m²

Reduced headroom

53 ft²4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			87 58
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
Very environmentally friendly - lower CO2 emissions		Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.