



Marshfield Road, Chippenham

Price Guide £250,000

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.

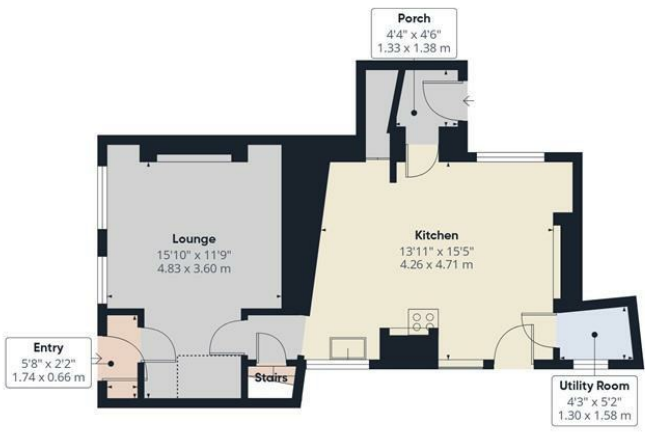
Completing this lovely home is a well-appointed bathroom, ensuring all your needs are met. Outside, the courtyard garden offers outdoor space, perfect for enjoying a morning coffee or evening gatherings. Additionally, the outbuilding provides extra storage or could be transformed into a workshop or hobby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

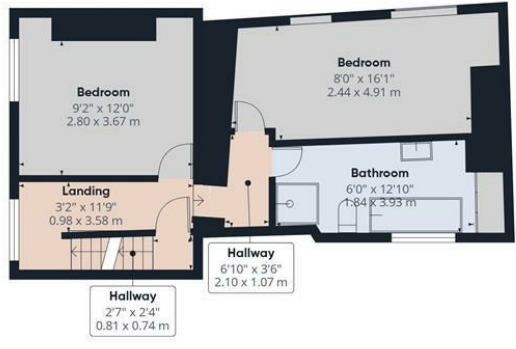
- Period Mid Terrace within Walking Distance of Town
- Communal Rear Area with Access to the Property
- Kitchen/Dining Area
- Three Good Size Bedrooms
- No Chain
- Courtyard Garden to the Side along with Outhouse
- Lounge
- Utility and Storage Areas
- Bathroom







Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾
 1093 ft²
 101.4 m²

Reduced headroom
 53 ft²
 4.9 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 CO ₂ 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