



24 The Causeway, Chippenham, SN15 3DB
£375,000

Conveniently situated for access directly in to the town centre, an opportunity to purchase this Grade II listed townhouse packed full of character and charm with accommodation arranged over four floors. Comprising; entrance porch, lounge/dining room and kitchen on the ground floor, double bedroom and refitted bathroom on the first floor, double bedroom, shower room and study/possible bedroom on the second floor and on the top floor a further double bedroom with views over Monkton Park. To the rear is a private courtyard garden. A home that needs to be viewed to be fully appreciated. Offered with NO ONWARD CHAIN.

Porch

Front door, Oak flooring, storage recess and door to the lounge.

Lounge/Dining Room



Sash window to the front with secondary double glazing, double glazed door to the rear leading in to the garden, opening to the kitchen, stairs to the first floor, wood flooring, two chimney breasts (one providing bench seating)





Kitchen



Double glazed windows to the side and rear, tiled floor, floor and wall mounted units, gas hob, extractor fan, electric oven, plumbing for a dishwasher and washing machine, space for a fridge/freezer, sink and drainer with tiled splashes.

First Floor Landing



Exposed and stripped floorboards, polished Limestone Ashlar walls, window to the rear, doors to bedroom three and the bathroom along with staircase to the second floor and storage cupboard.

Bedroom Three



Sash window to the front with secondary double glazing, exposed and stripped floorboards, radiator, fireplace and storage cupboard.

Bathroom



Window to the rear, tiled floor and walls, radiator, toilet, wash hand basin with vanity storage, bath with shower attachment over.

Second Floor Landing

Stripped floorboards, doors to bedroom two, shower room and study/bedroom four.

Bedroom Two



Sash window to the front with secondary double

glazing, radiator, stone hearth and stripped floorboards.



Shower Room



Radiator, wash hand basin, toilet, tiled floor and shower cubicle.

Study/Possible Bedroom Four



Window to the rear, radiator, stripped floorboards and door to the staircase leading to bedroom one. This room, whilst currently used as a study has provided the current owners with a flexible family space. It was for many years used as a child's bedroom providing convenience and association to bedroom one on the top floor.

Bedroom One



Located within the roof space of the home, it has a spacious feel with stripped floorboards, inbuilt wardrobes and storage cupboard whilst the double glazed window to the side offers views over the rooftops of St Marys Street and Monkton Park.



Courtyard Garden



Enclosed, laid to patio and decking providing a outdoor social space.

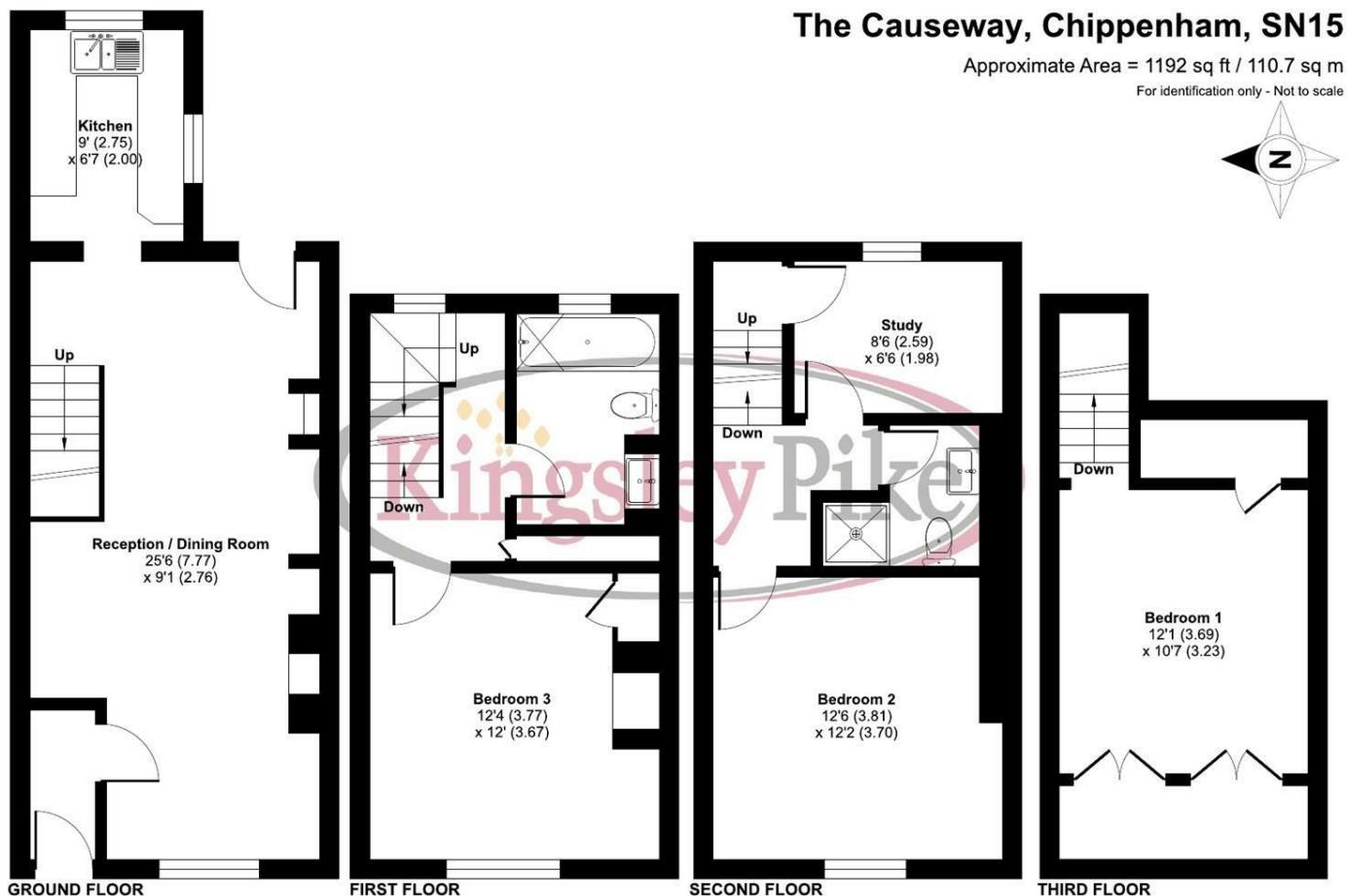
Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

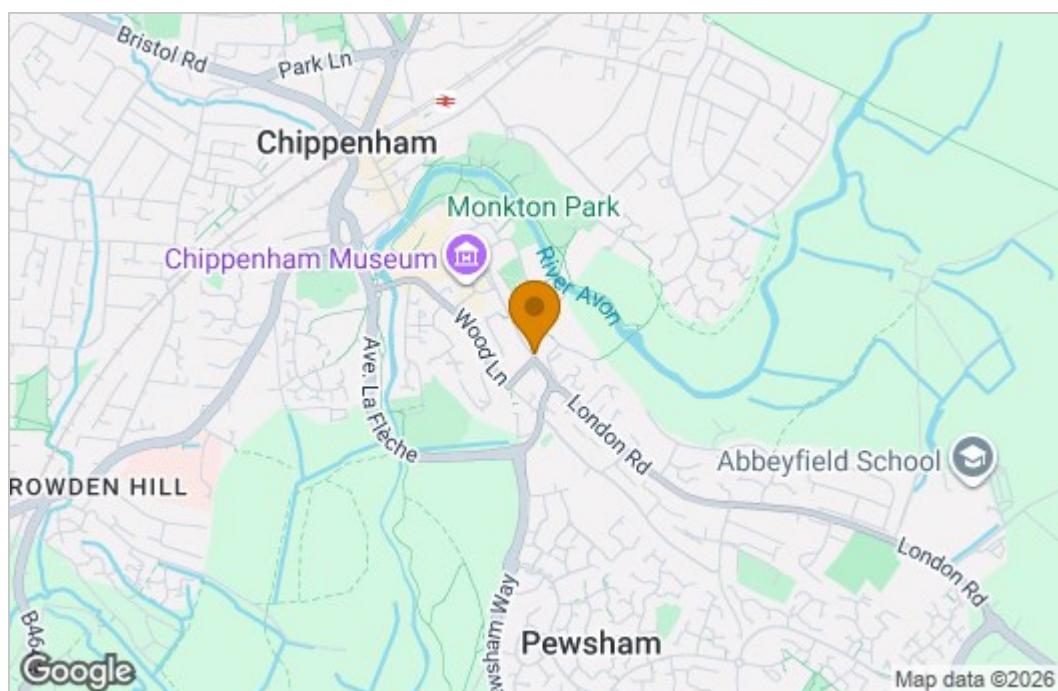
We are advised by the .gov website that the property is band B.

Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Kingsley Pike. REF: 1349259

Area Map



Energy Efficiency Graph

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		
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	

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