



📍 8 Causeway Close, Chippenham, Wiltshire, SN15 3BY

🏠 £230,000

An extremely well-located, and well-presented, two double bedroom home, situated within a private residential area in the heart of Chippenham town centre, benefitting from a small lawned rear garden, private allocated parking space, and beautifully maintained communal gardens.

- Terraced House
- Two Double Bedrooms
- Light & Airy Accommodation
- Upgraded Kitchen & Bathroom
- Private Residential Area
- Beautifully Maintained Communal Gardens
- Small Lawned Garden & Allocated Parking Spot to Rear
- Town Centre Location
- Perfect First Time Purchase
- Ideal Investment Opportunity

🏡 Freehold

🏠 EPC Rating C



An extremely well-located and much improved two bedroom home, superbly positioned within a private residential area, in the heart of Chippenham town Centre. With the benefit of a private parking space, this wonderful property would make the perfect first time purchase or investment opportunity.

When entering Causeway Close you are greeted by the beautifully maintained, well-stocked communal gardens, with a pathway leading to the entrance.

When accessing the property, there is an entrance hall, with downstairs cloakroom off, and a light and airy dual-aspect open-plan downstairs living arrangement with living, dining and kitchen areas., to the ground floor.

To the first floor are two well-proportioned bedrooms, one with built-in wardrobes, the family bathroom and a large airing cupboard.

Externally the property benefits from a small lawned garden, and allocated parking space to the rear, with the previously mentioned communal gardens to the front.

#### **Situation**

The property is located in the heart of Chippenham town centre and all of its amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 65 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Freehold

Council Tax Band: B

Gas Central Heating

Mains Gas, Electricity, Water & Drainage

EPC Rating: C

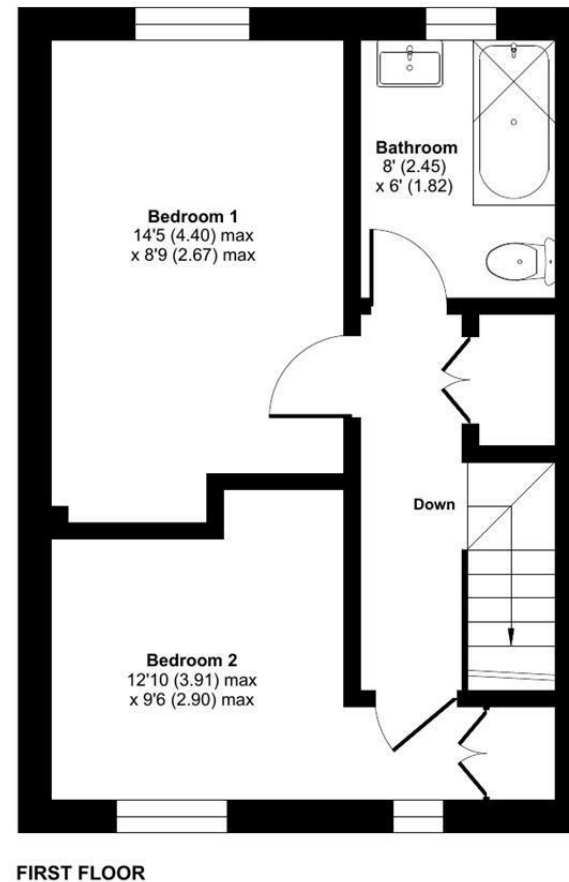
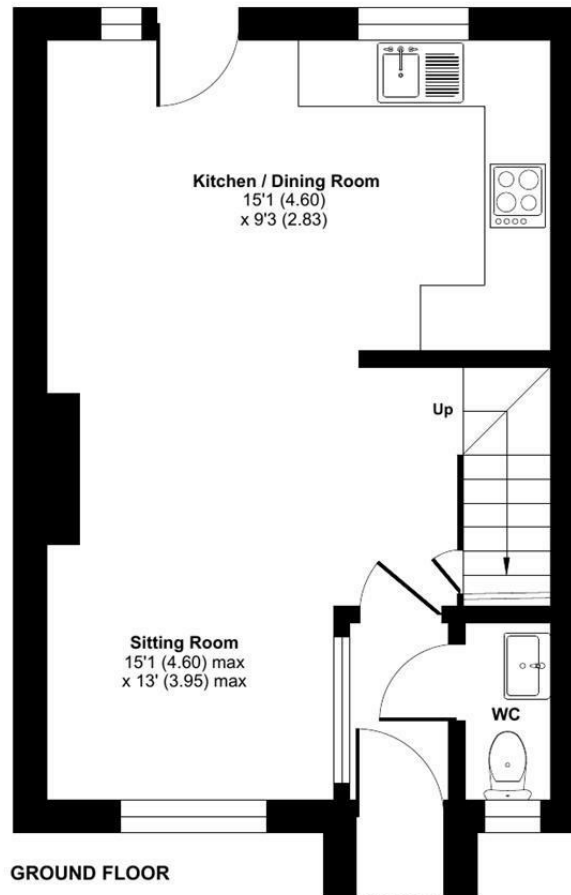
Service Charge: £200 per annum (Residents Association where the fee is agreed by all owners)



# Causeway Close, Chippenham, SN15

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchemcom 2026. Produced for Strakers. REF: 1471003

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