



**7 Parliament Street, Chippenham, SN14 0DE**

**£259,995**

Located within walking distance to the Town Centre with main line rail serving London Paddington, a well presented double bedroom mature terrace house with good balanced accommodation . To the rear of the property there is a garden laid mainly to lawn with patio and stone shingled area. The current owner uses the area to the front as a parking space. features include fireplaces and stripped floor in the dining room. The property benefits from double glazing and gas central heating.

## Entrance Hallway



Front door leads into hallway. stair case to first floor, radiator.

## Living Room 11'04" x 10'01 max (3.45m x 3.07m max)



Double glazed window, fireplace with gas fire, radiator.



## Dining Room 12'05" x 10'11" (3.78m x 3.33m)



Double glazed window, radiator, stripped floor, fireplace, under stairs cupboard.



**Fitted Kitchen 11'01" x 7'10" (3.38m x 2.39m)**



Double glazed window, Velux skylight, work tops with a range of cupboards and drawers, inset ceramic sink, space for cooker with cooker hood, space for fridge/freezer, integrated dishwasher, radiator, door to cloakroom / utility, door to side and garden.

**Cloakroom / Utility 7'01" x 4'06" (2.16m x 1.37m)**

Two double glazed windows, W.C, hand basin, plumbing and space for washing machine, radiator.

## Landing



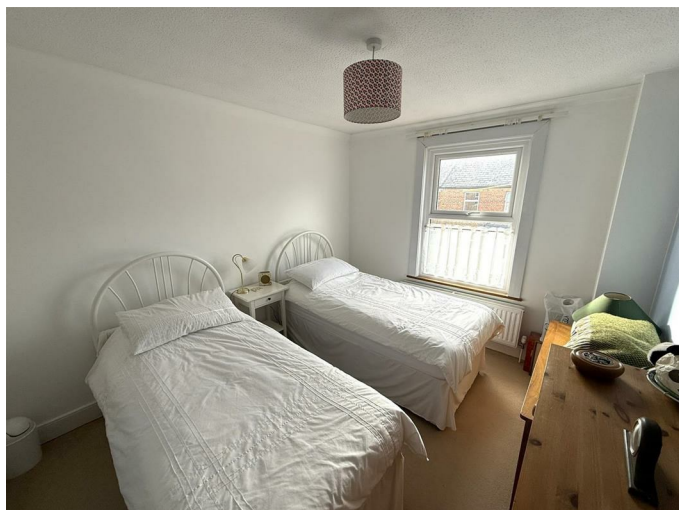
Double glazed window, access to loft with drop down ladder and light, radiator, built in cupboard housing boiler.

**Bedroom One 12'06" x 10'06" (3.81m x 3.20m)**



Double glazed window, fireplace, radiator, built in cupboard.

**Bedroom Two 11'02" x 9'06" (3.40m x 2.90m)**



Double glazed window, fireplace, radiator, built in cupboard.



**Bathroom**



Double glazed window, white suite with 'P' shaped bath, over bath shower, hand basin, W.C, radiator, built in cupboard.

**Outside**



## **Rear**



To the rear there is an enclosed garden with lawn, patio and stone shingled area.

## **Front**

To the front there is a stone shingled area that the current owner uses for parking.

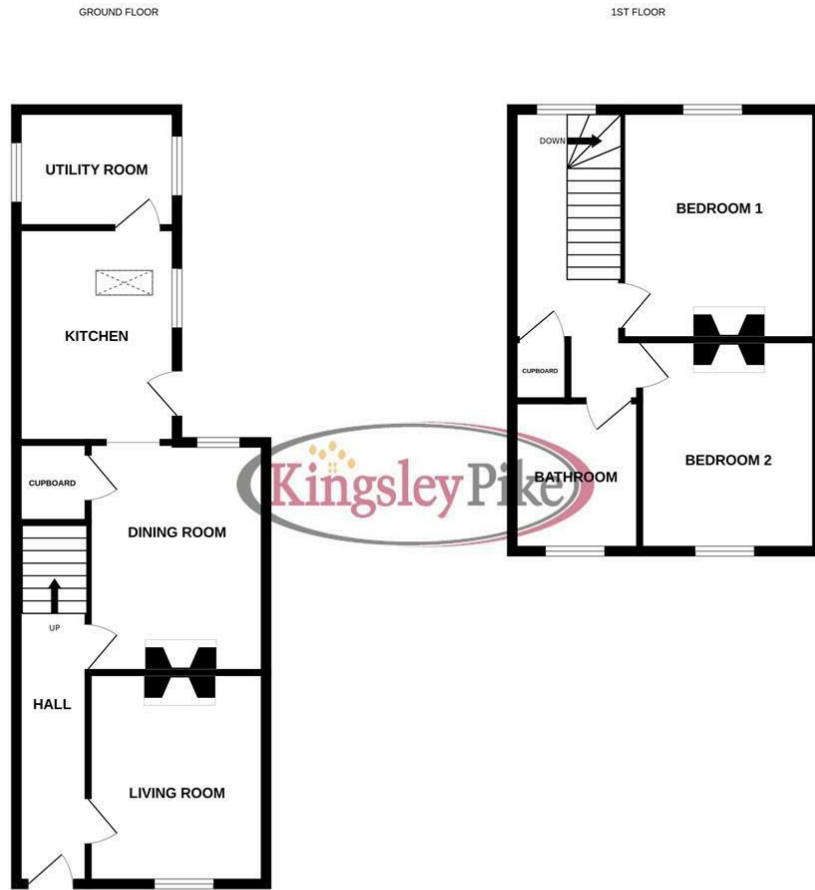
## **Tenure**

GOV.UK advise Freehold.

## **Council Tax Band**

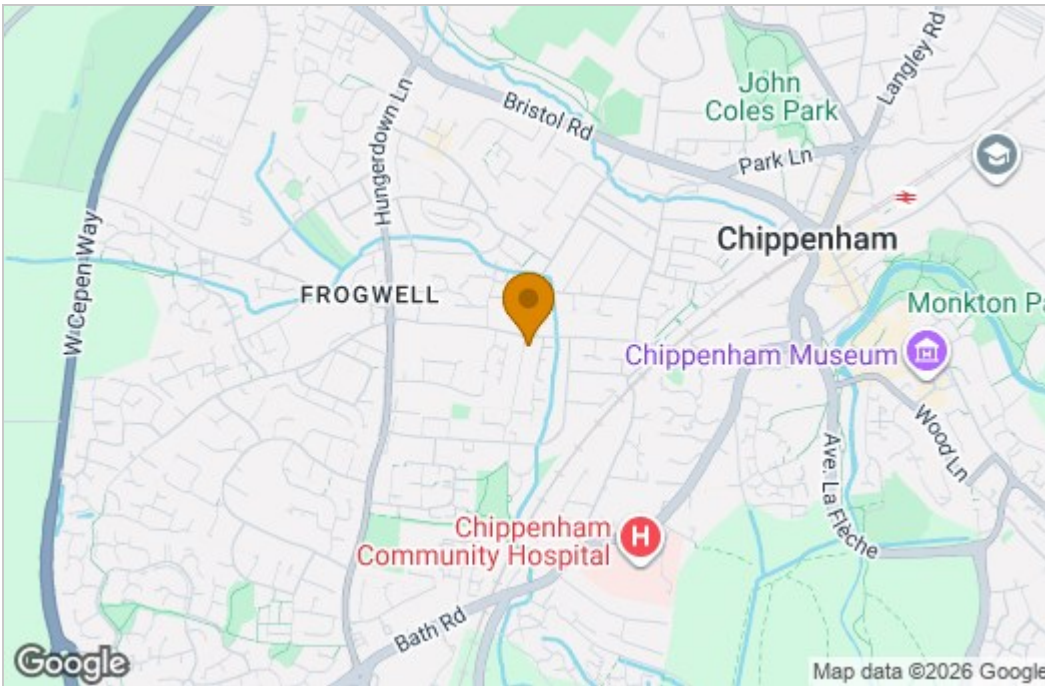
GOC.UK advise Band B.

# Floor Plan

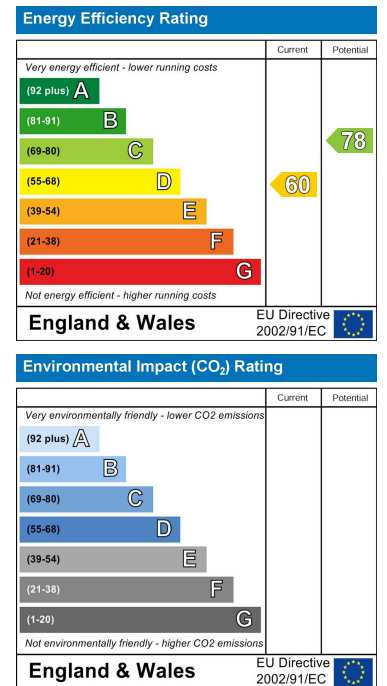


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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