



1 Park Terrace, Chippenham, SN15 1NU

A mature three bedroom end of terrace in need of modernisation ideally situated just a short walk from the town centre and mainline station with NO ONWARD CHAIN. The accommodation offers an entrance hall, sitting room with feature fireplace, a separate dining room with fireplace opening through to a kitchen/breakfast room, three bedrooms, two of which have fireplaces and a bathroom. To the front is a small area of garden and to the rear is a good size garden offering lots of potential. The current owner has an arrangement with neighbouring property which allows them side access to off road parking.

Situation

The property is most conveniently situated in this sought after area within easy walking distance of the town centre, mainline rail station c.½ mile and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Recessed Porch

Tiled floor. Wooden glazed entrance door to:

Reception Hall

Stairs to first floor. Radiator. Coving. Solid wood doors to:

Sitting Room

Sash window to front. Radiator. Feature cast iron fireplace with tiled slips and hearth. Coving. Picture rails.

Dining Room

Sash window to rear. Radiator. Feature cast iron fireplace with tiled slips and hearth. Solid wood flooring. built-in dresser/cupboard.

Kitchen/Breakfast Room

Sash windows to side. Two sash windows to rear. Drawer and cupboard base units and wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks. Built-in gas hob, electric oven with extractor over. Space and plumbing for automatic washing machine. Space for fridge freezer. Solid wood flooring.

First Floor Landing

Access to roof space. Storage cupboard. Doors to:

Bedroom One

Two sash windows to front. Radiator. Cast iron fireplace. Solid wood flooring.

Bedroom Two

Sash window to rear. Radiator. Feature cast iron fireplace.

Bedroom Three

Sash window to rear. Cast iron fireplace.

Bathroom

Obscure sash window to side. Radiator. Bath. High level WC. Pedestal wash basin.

Outside

Front Garden

Low level wall and path to front door.

Rear Garden & Parking

Good size garden offering lots of potential. The current owner has an arrangement with a neighbouring property which allows them side access to off road parking.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the left hand lane, continue over the mini roundabout then take the first right into Park Terrace where the property can be found on the right.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			74 47
<i>Not energy efficient - higher running costs</i>			

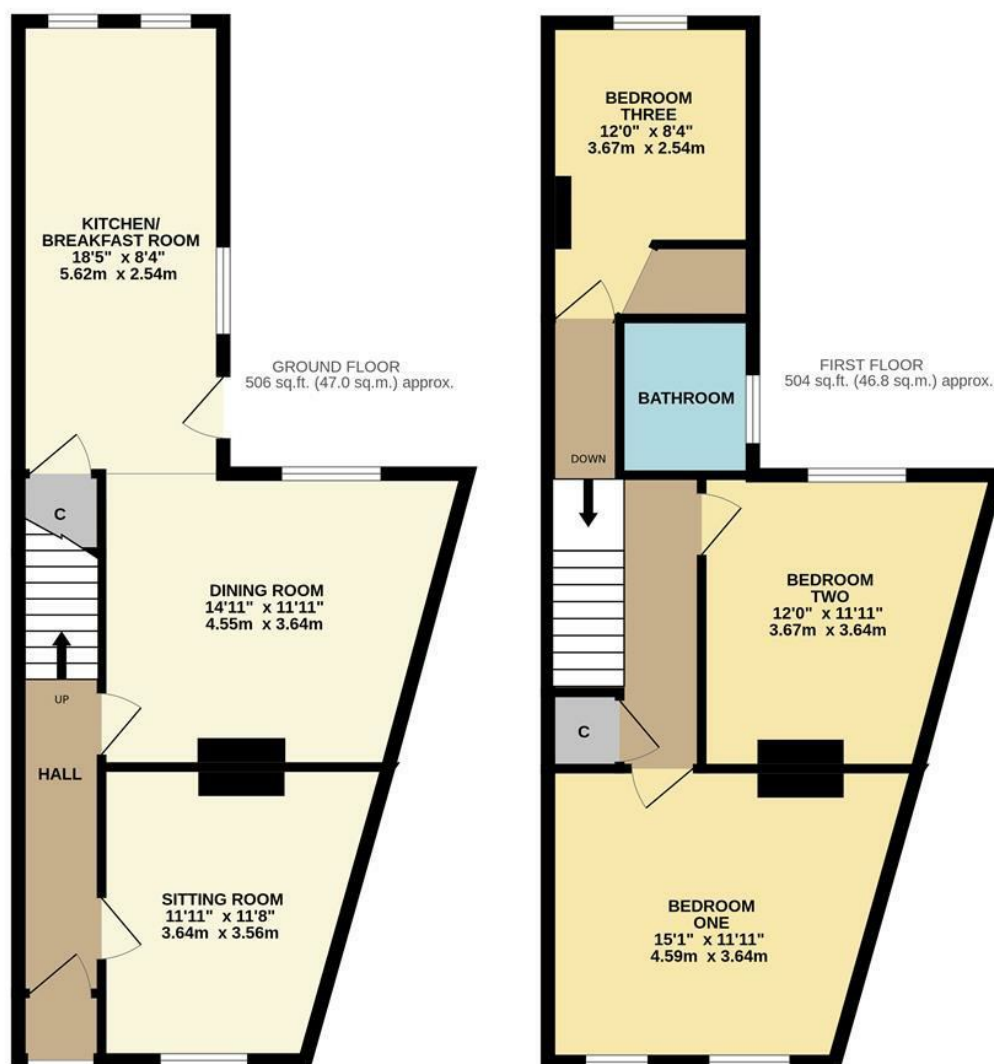
England & Wales

EU Directive 2002/91/EC



Council Tax Band: A

Tenure: Freehold



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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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