



10 Ladds Lane
Chippenham, SN15 3JR



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Rare opportunity to purchase a charming individual three bedroom semi detached cottage pleasantly situated just off St Marys Street in a quiet location in the heart of Chippenham Town centre with enclosed garden and off street driveway parking.

- Heart Of The Town
- Central Location
- Period Extended Semi Det
- Three Bedrooms
- Open Plan Living Area
- Close To Railway Station
- Enclosed Rear Garden
- Off Street Driveway Parking

Asking Price £293,950



Description

Rare opportunity to purchase a charming individual three bedroom semi detached cottage pleasantly situated just off St Marys Street in a quiet location in the heart of Chippenham Town centre. The property is most conveniently located within easy access of the mainline railway station, popular Monkton Park and highly regarded schools. The property is believed to originally date back to the late 1700's and has been extended in more recent years to offer spacious accommodation arranged over three floors. In brief the accommodation comprises large open plan kitchen/living dining area ideal for modern day living, utility area and downstairs cloakroom. To the first floor are two bedrooms and a bathroom. The second floor comprises a lovely master bedroom suite with vaulted ceilings, exposed beams and stylish en-suite shower room. Externally there is an enclosed rear garden laid to lawn with patio terrace and off street driveway parking. An internal viewing is highly recommended.

Situation

The property is just a short walk away from the town and all 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. 75 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

Council Tax Band; C

Freehold

Mains Services

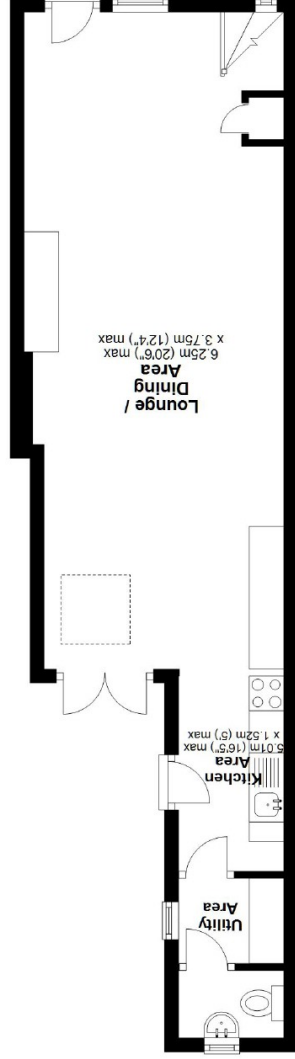
Gas Fired Central Heating

EPC Rating; C

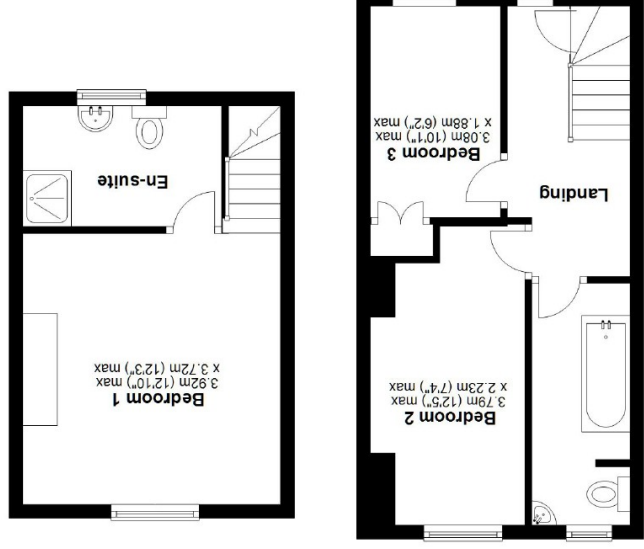


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Ground Floor
Approx. 42.8 sq. metres (460.5 sq. feet)



First & Second Floor
Approx. 49.6 sq. metres (533.8 sq. feet)

Total area: approx. 92.4 sq. metres (994.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.