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Lowden, Chippenham

Guide price £285,000

This well presented three bedroom end terrace is located within a popular part of Chippenham and offers commuters easy access to the town centre and the local train station. A character property built in 1855, the accommodation is based over two floors to include an entrance porch with access to the sitting room, dining room and refitted kitchen. On the first floor the landing leads to three good size bedrooms and a family bathroom. Externally the property offers front and rear gardens along with side access.

Viewing

Strictly by appointment with the selling agents Atwell Martin, 2 New Road, Chippenham, Wiltshire. Tel (01249) 447777.

Situation

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Porch

With Upvc double glazed window to front, Upvc double glazed door to side, wall mounted Worcester boiler, tiled floor, panelled door to:

Living Room 4.04m x 3.58m (13'03" x 11'09")

Upvc double glazed window to front, brick fire place with tiled hearth and wooden mantle over featuring an inset wood burning stove, television point, wood effect flooring, door to:

Dining Room 4.01m x 3.51m (13'02" x 11'06")

Double glazed window to rear, opening to kitchen, stairs to first floor, under stairs storage cupboard, wood effect flooring.

Kitchen 4.09m x 1.98m (13'05" x 6'06")

Upvc double glazed windows to side and rear, door to garden, recently refitted kitchen offering a matching range of wall and base units, ceramic sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring induction hob with cooker hood over, space and plumbing for automatic washing machine, space for tumble dryer and fridge freezer, wall mounted radiator, tiled flooring.

Landing

With stairs rising from the ground floor, access to roof space, doors to:

Bedroom One 3.51m x 2.92m (11'06" x 9'07")

Upvc double glazed window to front, carpeted.

Bedroom Two 3.48m x 2.72m (11'05" x 8'11")

Upvc double glazed window to rear, feature bedroom fireplace with cast iron grate & Oak surround, carpeted.

Bedroom Three 4.11m x 2.01m (13'06" x 6'07")

Dual aspect with two Upvc double glazed windows to rear and side, carpeted.

Bathroom 2.62m x 1.80m (8'07" x 5'11")

Upvc double glazed obscured window to front, well presented family bathroom with white suite comprising, low level w/c, pedestal wash hand basin and bath with shower over, part tiled. Airing cupboard housing the hot water tank.

Front Garden

Bordered by decorative wrought iron railings with gate and path with steps to front door. Gated access between the neighbouring property leads to the rear garden.

Rear Garden

Good sized enclosed rear garden featuring a large patio area which steps down to a lawn.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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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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