

for sale

offers in excess of **£230,000**



## Roman Way Chippenham SN15 3TA

Terraced House. Two Bedrooms. Spiral Staircase. Garden. Parking. No Onward Chain. Viewing Advised. Close to Amenities. Pewsham Development.



# Roman Way Chippenham SN15 3TA

## Description

A well-proportioned and conveniently located home offering comfortable living in a popular residential area of Chippenham.

This delightful property welcomes you with a bright entrance hall, leading into a practical kitchen and a spacious sitting/dining room, ideal for relaxing or entertaining. Upstairs, you'll find two bedrooms and a family bathroom, providing ample space for couples, small families, or downsizers.

Outside, enjoy a private rear garden perfect for outdoor dining or gardening, along with off-road parking for added convenience.

Location Highlights:

Roman Way is ideally situated for access to local amenities, including shops, cafés, and leisure facilities. Nearby attractions such as John Coles Park, Bowood House & Gardens, and Lacock Abbey offer scenic escapes and family-friendly activities.

Education:

Families will appreciate the proximity to several well-regarded schools, including Monkton Park Primary School, Kings Lodge Primary School, and Hardenhuish School, all rated 'Good' by Ofsted. This property presents a fantastic opportunity to enjoy a peaceful lifestyle with excellent access to Chippenham's town centre, transport links.



## Ground Floor

### **Lounge**

15' 9" x 12' 8" ( 4.80m x 3.86m )

Window to front. TV point. Feature log burner. Spiral staircase  
Electric radiator.

### **Kitchen**

12' 7" x 7' 4" ( 3.84m x 2.24m )

Fitted with a matching range of wall and base units with complementary work surfaces over. Inset one and a half bowl stainless steel sink and drainer. Space for freestanding electric cooker with cooker hood over. Plumbing for washing machine and dishwasher. Tiled flooring. Door and window to rear.

## First Floor

### **Landing**

Access to loft space. Doors to bedrooms and bathroom.

### **Bedroom One**

10' 10" x 8' 3" ( 3.30m x 2.51m )

Window to front. Built in wardrobes with mirrored doors.  
Carpeted flooring.

### **Bedroom Two**

12' 9" x 7' 5" ( 3.89m x 2.26m )

Window to rear. Airing cupboard. Wood effect laminate flooring.

### **Shower Room**

Suite comprising low level WC, pedestal wash hand basin and shower enclosure. Part tiled walls. Extractor fan.

## Outside

### **Front**

Lawn area. Picket fence. Two tandem parking spaces.

### **Rear Garden**

Fully enclosed and mainly laid to lawn. Wooden garden shed with power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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59 Market Place  
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Property Ref: CHM306401 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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