



Park Lane, Chippenham

Chippenham, SN15 1UN

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**STRAKERS**

55 Park Lane, Chippenham, Wiltshire,  
SN15 1LN

A well presented Victorian three bedroom mid-terrace home set within a short distance of the town centre and railway station.

- Victorian Mid-Terrace
- Ideal Location Close To Town Centre & Railway Station
- Well Presented
- Three Bedrooms
- Two Reception Rooms
- Contemporary Kitchen
- Bathroom
- Enclosed Rear Garden

£250,000



Set in a central location within easy access of the town centre and railway station, this Victorian mid-terrace home is well presented throughout. The property retains some period features including fireplaces and bay windows to the sitting room and master bedroom. The accommodation is arranged over two floors and comprises an entrance hall with staircase off, sitting room with fireplace and bay window, dining room with fireplace, a contemporary fitted kitchen with stable door to the rear garden and a fitted bathroom to the ground floor. There are three bedrooms to the first floor with further scope to convert the attic space (subject to relevant consents). Externally there is a small gravelled area to the front of the property while the enclosed rear garden is laid mainly to lawn with paved patio seating area and a gravelled area to the bottom of the garden. A viewing is highly recommended.

### Situation

The property is within easy reach of the town and all amenities which include a public library, leisure centre, Chippenham golf course, John Coles' Park and the pleasant Monkton Park with a further nine hole golf course, riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station which is only a short walk away - (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

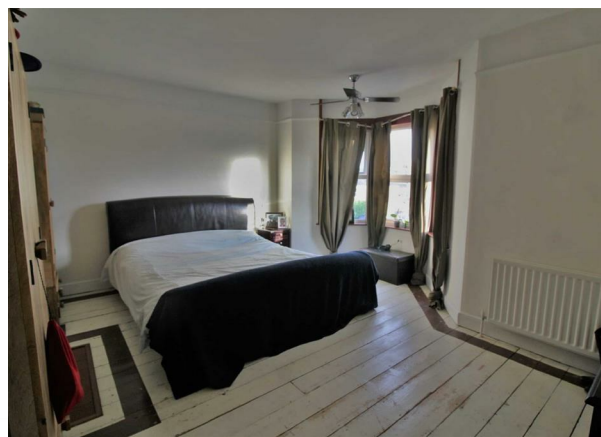
Council Tax Band: C

Freehold

Mains Water And Drainage

Gas Fired Central Heating

EPC Rating: D



## Floor Plan

Approx. 101.9 sq. metres (1096.5 sq. feet)



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

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