



📍 54 Spanbourn Avenue, Chippenham, Wiltshire, SN15 1LG

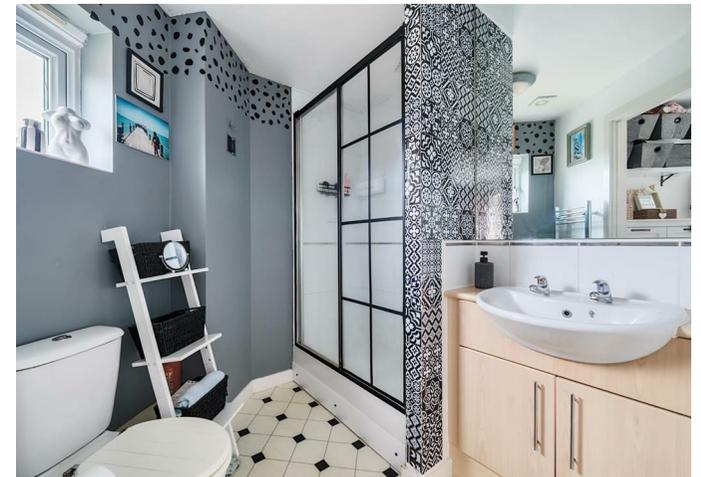
🏠 Price Guide £300,000

Situated within approximately 10-15 minute walk of the town centre and mainline train station is this lovely, three bedroom mid-terrace house with single garage and off street parking. The property also has a wonderful, low maintenance rear garden.

- Lovely Mid-Terrace House
- Three Bedrooms
- Beautiful Low Maintenance Rear Garden
- Garage & Parking
- Modern Bathroom & En-Suite
- Walking Distance of the Town Centre & Mainline Train Station
- Close To Local Amenities
- Good Access to Road Networks
- Gas Central Heating

🏠 Freehold

🏠 EPC Rating D



Situated within approximately 10-15 minute walk of the town centre and mainline train station is this lovely, three bedroom mid-terrace house with single garage and off street parking. The property also has a wonderful, low maintenance rear garden.

Accommodation comprises; entrance hall with w/c. A nice sized, front to back living room and an open-plan kitchen/diner with feature bay window and external access completes the ground floor space.

To the first floor, there are three bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room.

Externally to the rear, the current owners have developed a fantastic outdoor garden with Pergola, timber raised beds and seating areas ideal for alfresco dining and entertaining. Accessed via the garden is an off street parking space with single garage in front.

The property is within walking distance of a children's nursery, Primary School and Secondary Schools, with the nursery being opposite the house. The closest primary school is less than 5 minutes walk away.

Situation

The property is most conveniently located on the western side of Chippenham within walking distance of the town centre, train station, and John Coles Park. Further benefits include easy access to the M4. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks. For those wishing to commute there is a regular main line rail service from Chippenham to London Paddington (65 minutes), Bath, Bristol (Temple Meads) and Swindon. The M4 motorway is easily accessed via Junction 17 a few miles to the north of the town.

Property Information

Council Tax Band; C

Freehold

Annual Service Charge for Garage and Allocated Parking Space Plus Maintenance for Surrounding Areas £257.54 PA (Paid Bi-Annually).

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; D



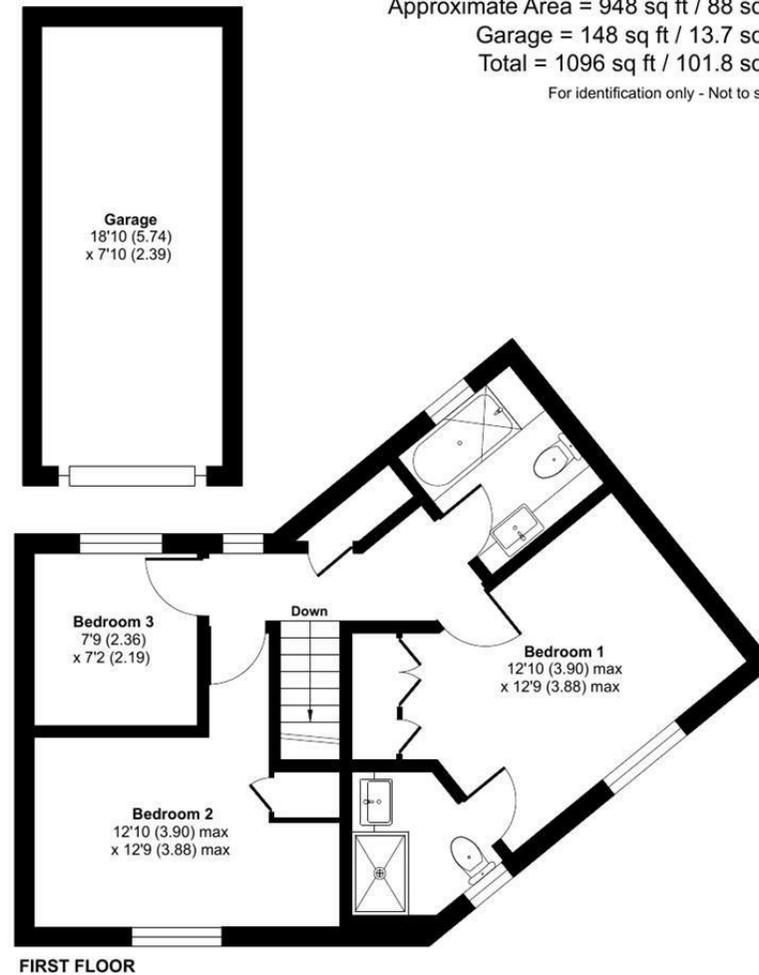
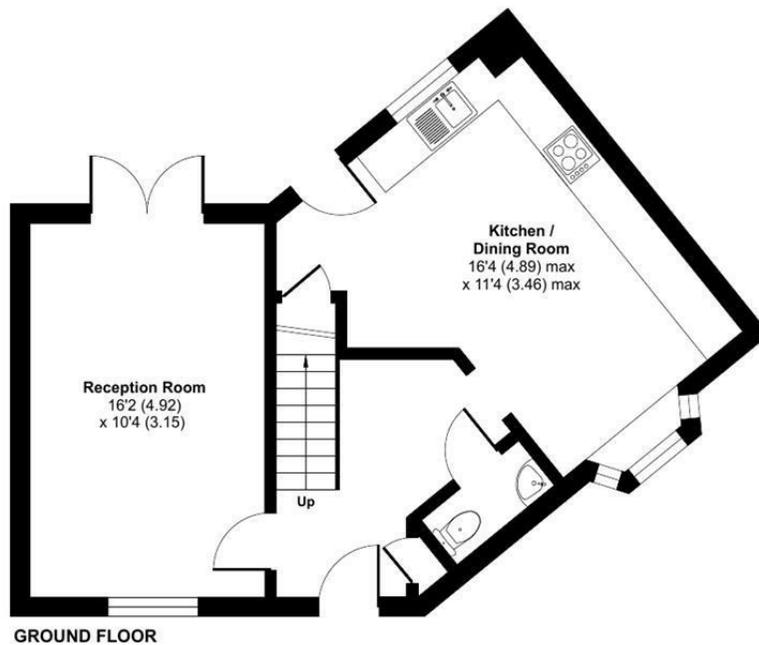
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Approximate Area = 948 sq ft / 88 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1343289

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