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26 Park Lane, Chippenham, SN15 1LT

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⑨ 26 Park Lane, Chippenham, SN15 1LT

⌚ £210,000

A period, terraced two double bedroom, two reception room house which is conveniently situated within easy walking distance of the train station and town centre. Offered with No Onward Chain.

- Victorian Terraced House
- Two Large Double Bedrooms
- Further Dressing Room / Study
- Two Reception Rooms
- Modern Fitted Kitchen
- Rear Garden
- In Need of Improvement
- Stones Throw from Chippenham Railway Station
- No Onward Chain

❖ Freehold

⑩ EPC Rating E



A period, Victorian terraced house which is conveniently positioned within easy walking distance of the train station and town centre. Offered with No Onward Chain.

The property offers well proportioned accommodation over two floors comprising; entrance hall, sitting room with feature fireplace, dining room with further fireplace, modern fitted kitchen, rear lobby, downstairs bathroom, two large double bedrooms, one of which benefits from a further room off, which would make the perfect dressing room / study.

Externally there is south facing garden to the rear. There is a gate at the end of the garden which provides access to a shared path which leads to front of the property.

#### **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 Gas, Electricity, Water, and Drainage.

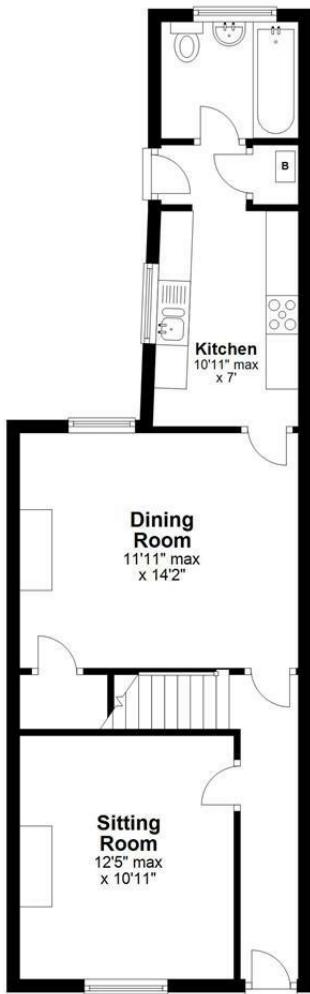
Gas Central Heating

EPC Rating; E



### Ground Floor

Approx. 540.9 sq. feet



### First Floor

Approx. 473.2 sq. feet



Total area: approx. 1014.1 sq. feet

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

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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