



📍 2 Josephs Terrace, Ladds Lane, Chippenham, SN15 3JR

🔗 Offers In Excess Of £300,000

Beautifully Presented Three-Bedroom Townhouse in a Peaceful Yet Central Location.

- Quiet, Central Location - Short Walk to the Town Centre and Mainline Train Station
- Built in 2012 and Beautifully Maintained
- Three Floors of Bright Accommodation
- Low Maintenance Tiered Courtyard Garden
- Convenient Amenities Nearby
- Parking: No Private Space but a Permit for Nearby Wood Lane Car Park may be Available (subject to confirmation)
- Close to Countryside Walks and Cycle Paths
- En-Suite & Family Bathroom
- Great Access to Road Networks

🏡 Freehold

🏠 EPC Rating C



OFFERED WITH NO ONWARD CHAIN-Tucked away in a quiet position just a short walk from the town centre and mainline train station, this beautifully presented three-bedroom townhouse offers the perfect blend of modern comfort and characterful surroundings.

Built in 2012 and superbly maintained, the property is arranged over three floors and provides bright, well-proportioned accommodation throughout. The ground floor features a modern fitted kitchen and a spacious open-plan living/dining room with doors leading out to the courtyard garden and cloakroom.

On the first floor are two generous double bedrooms and a contemporary family bathroom, while the top floor hosts the principal bedroom complete with en-suite shower room and an adjoining snug or study, ideal for home working or a quiet retreat.

Outside, the low-maintenance tiered courtyard garden offers a private space to relax or entertain. Although there is no private parking, a resident's permit for the nearby Wood Lane car park may be available (subject to confirmation) however, on-street parking is available in various locations nearby.

Perfectly located for shops, cafés, schools and transport links, this delightful townhouse is ready to move straight into and enjoy.

#### **Situation**

The property is situated in the town centre which offers amenities to include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (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 Services

Gas Central Heating

EPC Rating; C



# Josephs Terrace, Ladds Lane, Chippenham, SN15

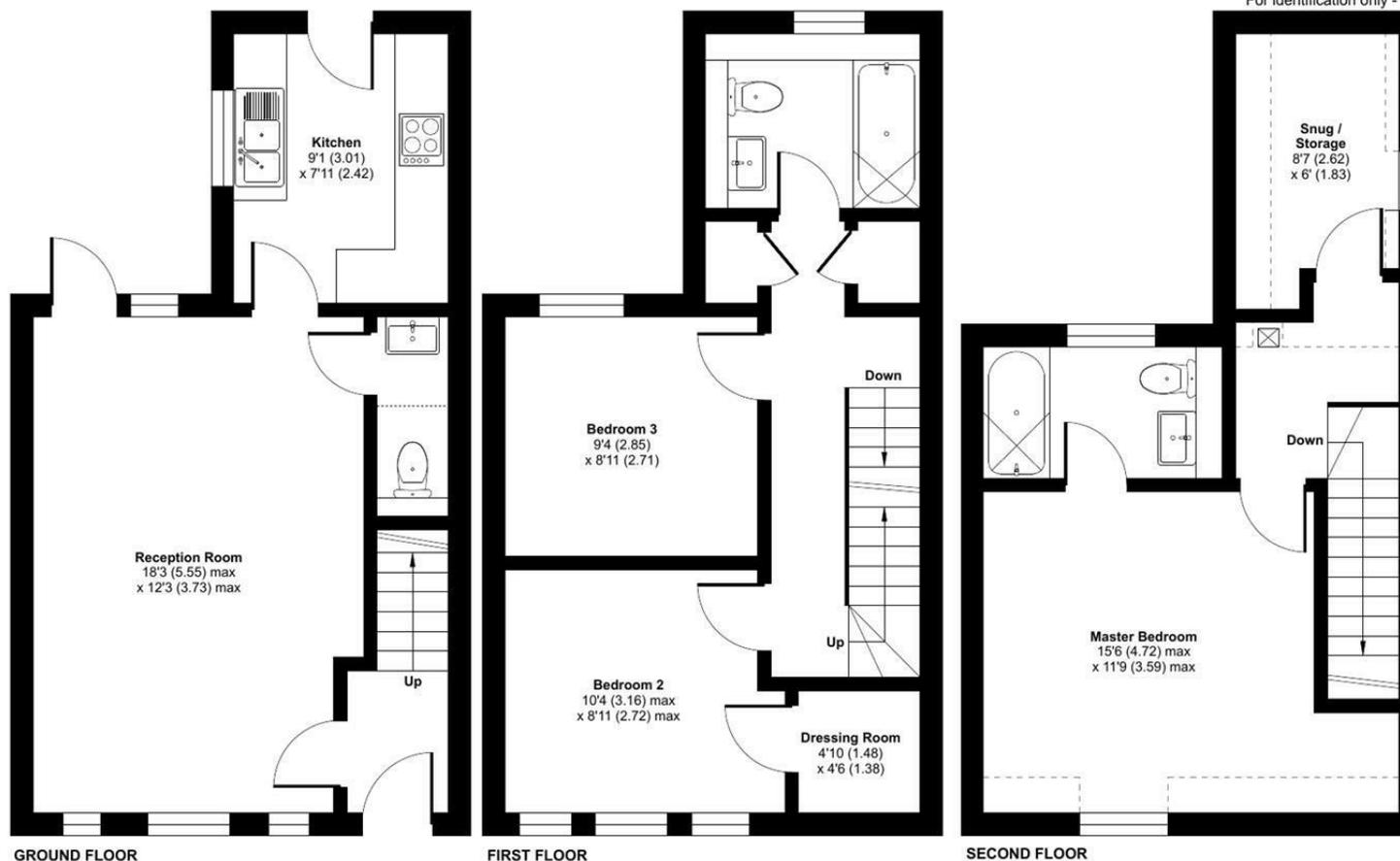
Approximate Area = 974 sq ft / 90.4 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 1056 sq ft / 98 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1372632

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 firm's 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.