



📍 13 The Butts, Chippenham, Wiltshire, SN15 3JT

🏠 £235,000

A delightful two double bedroom, Grade II listed cottage situated in the heart of Chippenham, conveniently positioned within walking distance of the town centre and main line train station.

- Charming Character Cottage
- Grade II Listed
- Blend of Period Features & Modern Accommodation
- Two Double Bedrooms
- Open-Plan Living Arrangements
- Stylish Kitchen & Bathroom
- Courtyard Style Garden
- Town Centre Location
- Perfect First Time Purchase or Investment Buy

🏡 Freehold

🏠 EPC Rating E



Set in a quiet location in the centre of town, a short walk from Chippenham railway station and Monkton Park, The Butts is a quaint Grade II listed cottage offering the perfect blend of modern accommodation with an abundance of character features.

The ground floor accommodation comprises; entrance porch with stable door, a delightful open plan living space with inglenook fireplace and flagstone flooring throughout, exposed stone walls and beams with a modern fitted kitchen and "Corian" worksurfaces.

The first floor comprises; double bedroom with two fitted double cupboards and a modern bathroom with a white suite.

A second staircase leads up to another double bedroom on the second floor with sloping ceiling and beautiful exposed beams.

The property benefits from a pleasant courtyard style front garden with part use of a practical external adjoining store room with power.

The property would make an excellent investment, first time purchase or downsize opportunity for prospective buyers.

Expected Rental Income of £900pcm.

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 (Bath - 10mins, Bristol - 29mins, London Paddington - 65 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 Description

Council Tax Band; B

Freehold

Mains Gas, Electricity, Water & Drainage

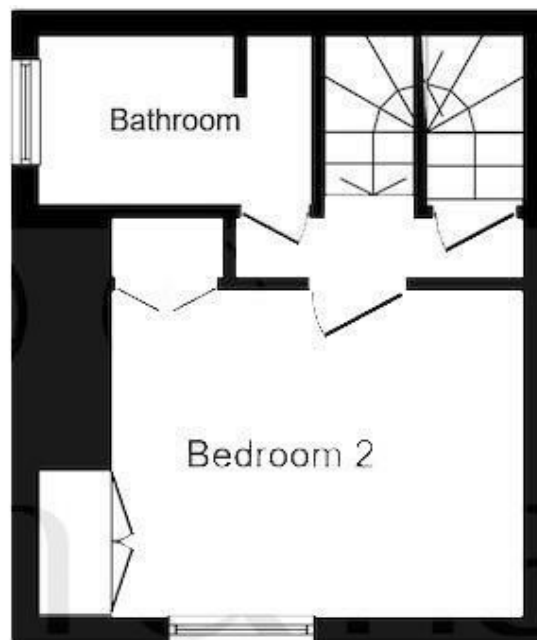
Gas Central Heating

EPC Rating; E





Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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