





📍 6 Esmead, Chippenham, SN15 3PS

🏠 Price Guide £295,000

OFFERED WITH NO ONWARD CHAIN-A well-positioned three-bedroom semi-detached home with a generous rear garden, driveway parking and a single garage, located on a quiet road within the ever-popular Monkton Park development.

- No Onward Chain
- Situated in the Highly Desirable Monkton Park Development
- Three Bedroom Semi Detached Home
- Quiet Residential Street
- In Need of Cosmetic Modernisation
- Within Walking Distance of the Town Centre and Mainline Train Station
- Close to Local Amenities, Riverside Walks and Cycle Paths
- Driveway Parking & Single Garage
- Generous Rear Garden Mainly Laid to Lawn
- Rare Opportunity to acquire a Home with Strong Potential in a Prime Location

🏡 Freehold

🏠 EPC Rating F





A three-bedroom semi-detached home with a pleasant front and rear gardens, driveway parking and a single garage, situated on a quiet street within the highly sought after Monkton Park residential development. The property is ideally located within walking distance of local amenities, the mainline train station and the town centre, while also benefiting from nearby riverside walks and cycle paths.

Offering excellent potential and requiring cosmetic modernisation throughout, the accommodation comprises an entrance hall, a bright and welcoming sitting room with an open fireplace, a kitchen with side access to the exterior, and a dining room with doors opening onto the rear garden.

To the first floor are three bedrooms, including a principal bedroom with fitted wardrobes, together with a family bathroom.

Externally, the property benefits from a front garden, off-street driveway parking leading to a single garage, along with a generous rear garden.

This property would make an ideal purchase for buyers looking to put their own stamp on a home and create a wonderful family residence in a quiet and desirable location close to the town centre.

#### **Situation**

The property is within easy access of the the town and all amenities which 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band: C

Freehold

Mains water, electricity and drainage.

EPC Rating; F



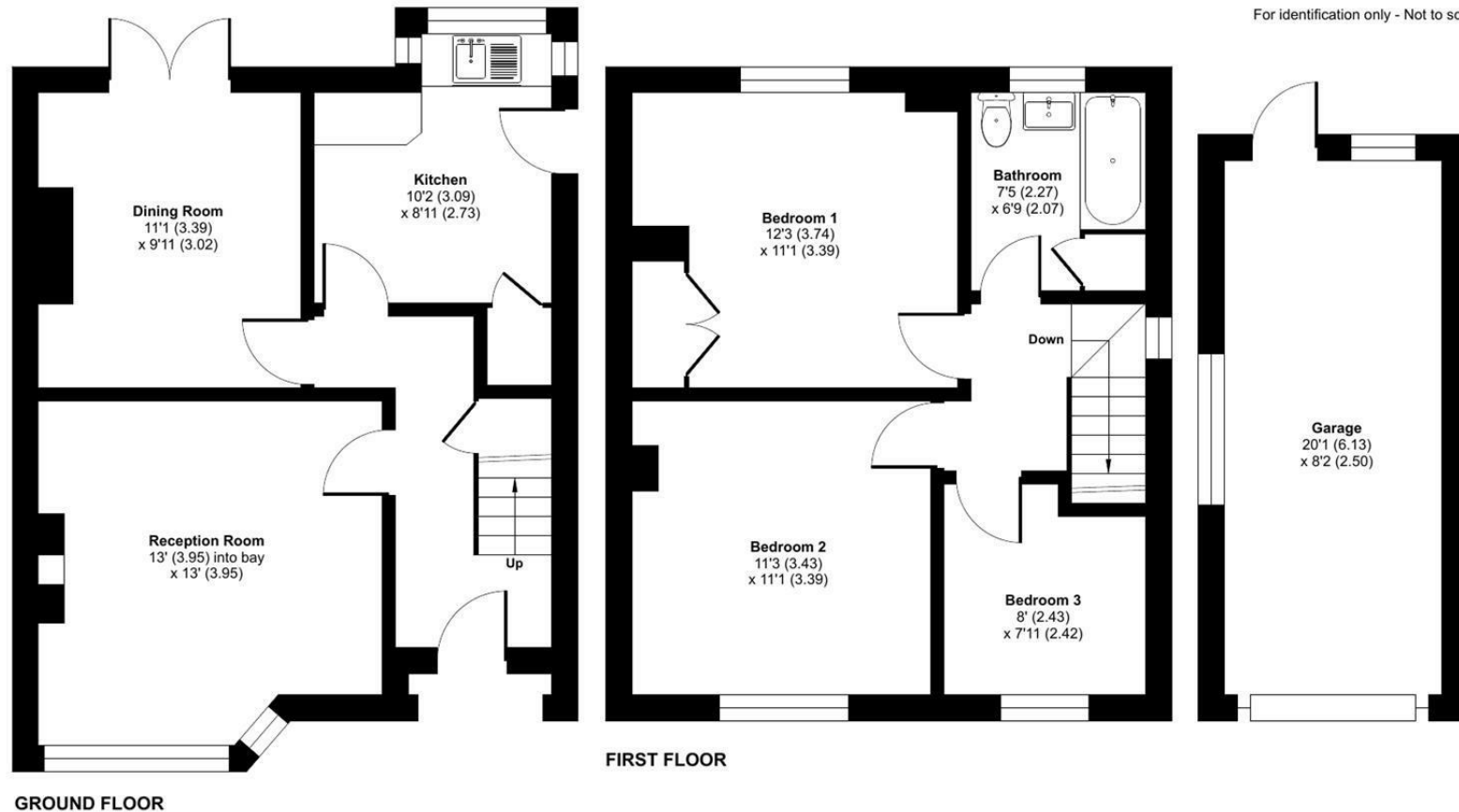
## Esmead, Chippenham, SN15

Approximate Area = 893 sq ft / 82.9 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1058 sq ft / 98.2 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). © nitchcom 2026. Produced for Strakers. REF: 1462747

**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.