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Schematic Diagram only - Not to scale  
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4 Park Lane, Chippenham, Wiltshire, SN15 1LR

David Ingram  
RESIDENTIAL

## 4 Park Lane, Chippenham, Wiltshire, SN15 1LR

- Attractive period house
- 20' Reception Room, 15' kitchen
- UPVC double glazing and gas central heating
- Three bedrooms
- Close to the train station and town centre
- Long rear garden

OIEO £170,000

### Situation and Description

A rare opportunity to purchase a period house which has been extended on the ground floor to provide generous living accommodation. The property benefits from uPVC double glazing, gas central heating, long rear garden and a convenient location close to the train station and town centre.

The property offers accommodation comprising entrance vestibule, hall, good sized sitting/dining room, 15' kitchen opening onto the rear garden, ground floor bathroom with four piece white suite, three first floor bedrooms and a W.C.

#### Outside

##### Front

Easily maintainable garden with path to front door and low level walling to front.

##### Rear

Predominately lawned garden with paved patio seating area and gravelled area. The garden measures just under 100 feet in length and is well enclosed by fencing and mature trees.

Park Lane is situated within easy walking distance of the town and amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycle ways. The mainline railway station is close by (London Paddington - approx. 75 minutes). The M4 motorway, A4 and 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.

EPC - Rating - E



### Directions

From the Market Place in the centre of Chippenham proceed out of town on Timber Street turning right at the junction and then right at the traffic lights towards the Bridge Centre Roundabout. Take the third exit under the railway arches and proceed onto Marshfield Road bearing right onto Park Lane where the property can be found on the right hand side.