



165 Malmesbury Road
Chippenham, SN15 5LP

GOODMAN WARREN BECK

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£365,000

An extended and well presented semi detached cottage situated on the northern outskirts of town offering easy access to numerous amenities. The accommodation offers a triple aspect sitting room with patio doors opening to the garden, a good size dining room with attractive fireplace housing a wood burning stove, a well appointed kitchen with range cooker and an extensive range of fitted units, two double bedrooms and a bathroom and separate WC. Other benefits include gas central heating with an upgraded Worcester combination boiler and uPVC double glazing. Outside there is off road parking leading to a garage, an enclosed lawned garden with flower and shrubs borders, workshop/store and pleasant paved seating area. There is ample scope for further improvement/extension subject to the necessary consents.

SITUATION

The property is conveniently situated in a mature area on the favoured northern side of the town close to the protected area of Birds Marsh with its countryside walks and near to the highly acclaimed local senior schools. Morrisons and other local amenities are close to hand as well as Chippenham Golf Course c.¼ mile. The town centre with its numerous amenities and the mainline rail station are within c.1 mile. M4 J.17 is c.3 miles providing swift access to the larger centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

CANOPIED PORCH

Entrance door to:

ENTRANCE HALL

Radiator. Stairs rising to first floor. Wood laminate flooring. Door to:

DINING ROOM

uPVC double glazed window to front and side. Contemporary style radiator. Large brick open fireplace with stone surround and cast iron wood burning stove, feature bread oven opening and inset cast iron multi fuel stove. Under stairs storage cupboard. Four wall light points. Exposed beam.

Door to kitchen. Wood laminate flooring. Opening to:

SITTING ROOM

uPVC double glazed window to front and side. uPVC double glazed French doors to rear. Contemporary style radiator. Access to roof space. Wood laminate flooring. Spotlights.

KITCHEN

uPVC double glazed window to rear. uPVC double glazed French doors to side. Ceramic tiled floor. Exposed beam. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Feature recess housing stainless steel five ring Range cooker with extractor hood over. Range of drawer and cupboard base units with matching wall mounted cupboards. Space and plumbing for dishwasher. Space and plumbing for automatic washing machine. Electric plinth heater. Inset spotlights. Tall cupboard.

FIRST FLOOR LANDING

Radiator. Exposed beam. Access to roof space. Storage cupboard housing Worcester combination boiler. Doors to:

BEDROOM ONE

Two uPVC double glazed windows to front. Radiator. Large built-in cupboard. Over stairs storage cupboard. Attractive cast iron fireplace with tiled slips and hearth.

BEDROOM TWO

uPVC double glazed window to rear. Radiator. Coving.

BATHROOM

Obscure uPVC double glazed window to side and rear. Panelled bath with shower over and screen. Pedestal wash basin. Radiator. Fully tiled walls. Extractor.

SEPARATE WC

Obscure upvc double glazed window to side. Close coupled W.C.

OUTSIDE

GARAGE & PARKING

There is a parking area providing parking for three vehicles leading to a single garage with double doors.

GARDENS

Enclosed garden laid mainly to lawn with flower and

shrub borders. Gate and gravelled pathway leading to large paved seating area with useful workshop/store.

DIRECTIONS

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Stay in the left hand lane and go over the mini roundabout. Continue into Bristol Road. At the next roundabout turn right into Hardenhuish Lane. Go up the hill pass the senior schools and at the traffic lights turn left onto Malmesbury Road where the property is the second to last house on the right before reaching the roundabout.

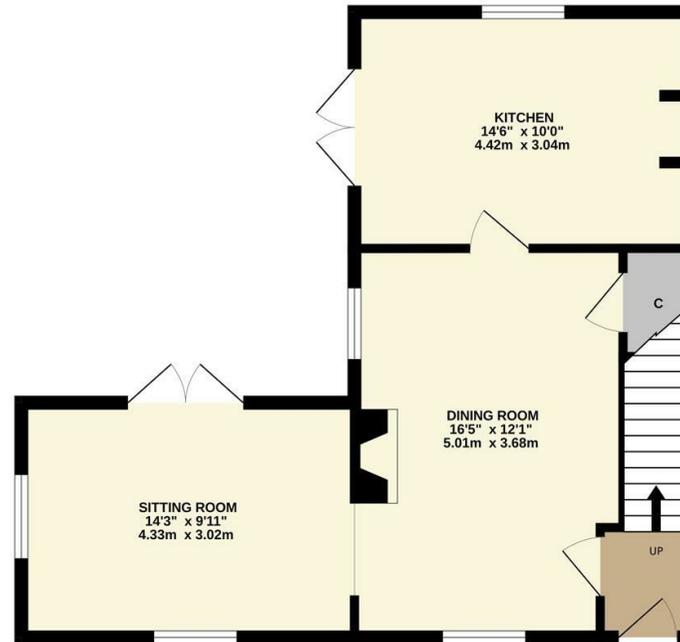
ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

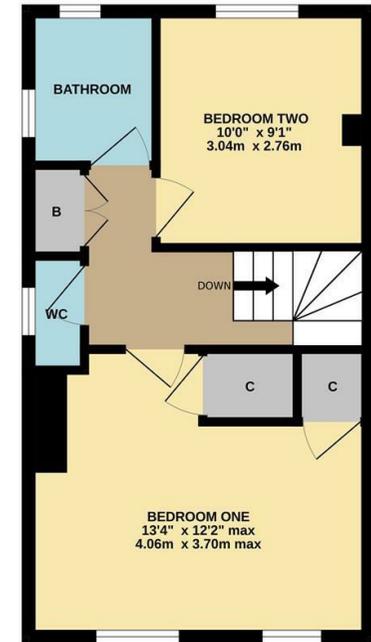
Council Tax Band: D

Tenure: Freehold

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



FIRST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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