



16 Queens Crescent, Chippenham, Wiltshire, SN14 0NQ

**michael
antony**

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AVAILABLE IMMEDIATELY!! A three bedroom terraced home located within the ever-popular Queens Crescent area. The property offers an entrance hall, sitting room, fitted kitchen/dining room, utility room, three bedrooms and family bathroom. To the rear is an enclosed garden with an area of lawn to the front of the property. Further benefits include uPVC double glazing throughout and gas central heating. The property is ideally located for local amenities, and is within easy distance of excellent primary and secondary schools. Restrictions: No Pets

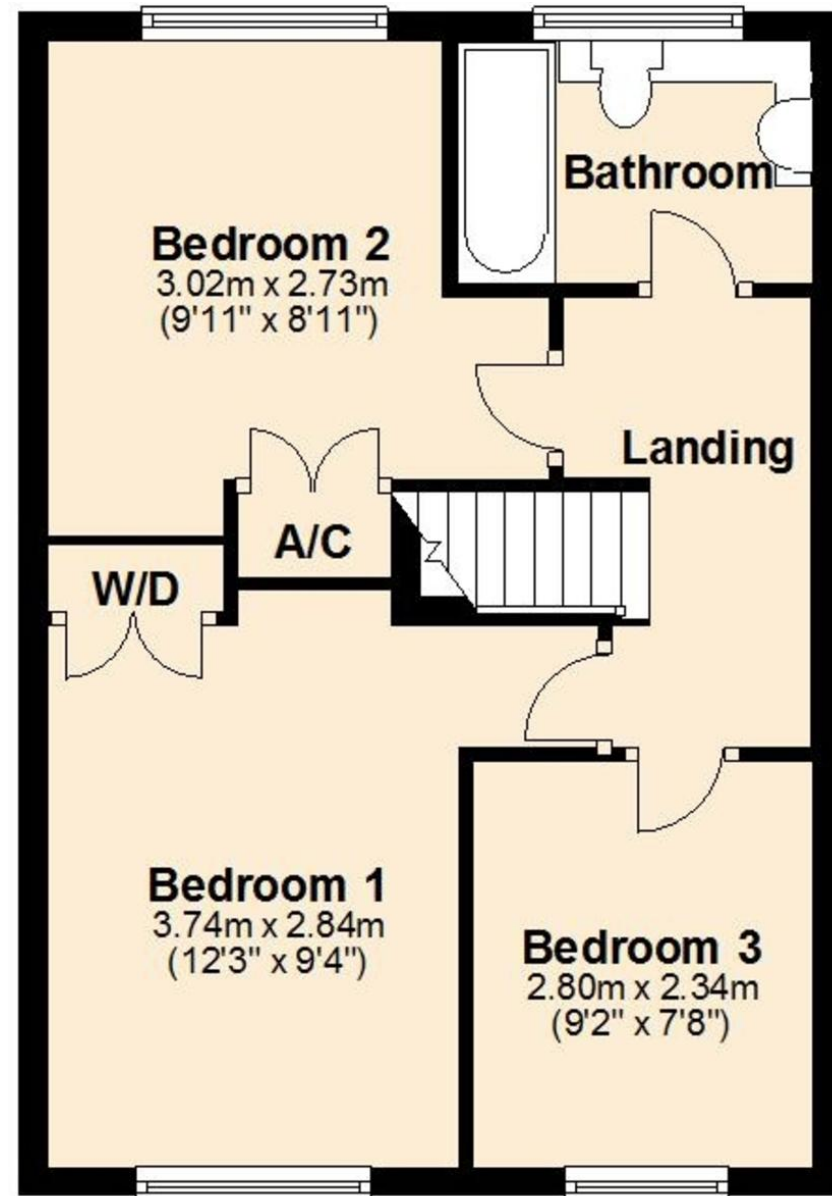
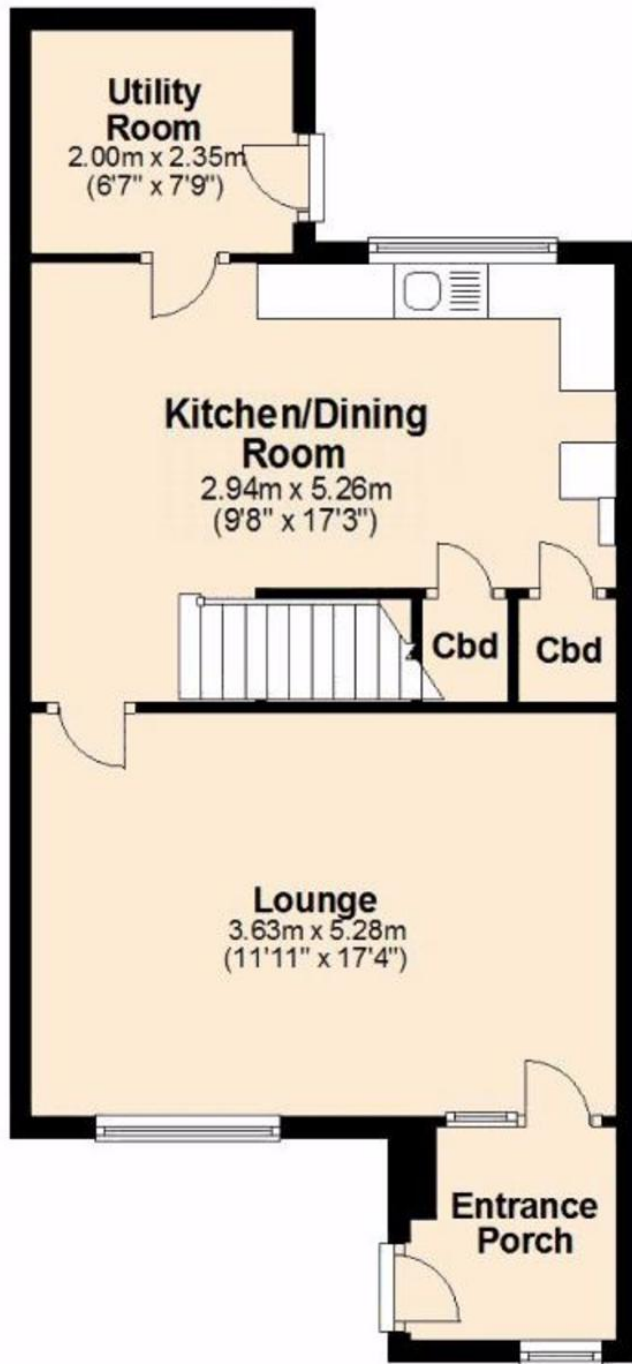
- AVAILABLE IMMEDIATELY
- NO PETS
- ON STREET PARKING
- CLOSE PROXIMITY TO LOCAL AMENITIES
- CLOSE PROXIMITY TO PRIMARY AND SECONDARY SCHOOLS
- GAS CENTRAL HEATING

£1,350 pcm











64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.

ENTRANCE HALL

8' 0" x 7' 1" (2.460m x 2.177m) uPVC front door leads into the entrance hall, frosted window to the front elevation, laminate flooring, wall mounted fuse board and electric meter. Door into Lounge.

LOUNGE

17' 4" x 11' 10" (5.286m x 3.631m) uPVC double glazed window to front elevation, radiator and carpeted. Door to Kitchen

KITCHEN/DINER

17' 3" x 9' 7" (5.261m x 2.944m) uPVC double glazed window to rear garden, range of wall mounted and floor units with work surfaces over, single sink and drainer, electric oven and inset electric hob with extractor hood over, space and plumbing for washing machine, two x storage cupboards, vinyl flooring, door to utility room.

UTILITY ROOM

7' 8" x 6' 6" (2.353m x 1.997m) Door to rear garden, tiled flooring, space for under counter fridge and freezer, work surface.

BEDROOM ONE

12' 2" x 9' 3" (3.729m x 2.841m) uPVC double glazed window to rear elevation, storage cupboard housing boiler, radiator and laminate flooring.

BATHROOM

7' 11" x 5' 11" (2.419m x 1.805m) Frosted uPVC double glazed window to rear elevation, white suite comprising panelled bath with shower over, w.c, pedestal wash hand basin, ladder style heated towel rail and vinyl flooring.

BEDROOM TWO

11' 0" x 8' 11" (3.353m x 2.728m) uPVC double glazed window to front elevation, built in cupboard, radiator and laminate flooring.

BEDROOM THREE

9' 1" x 7' 8" (2.789m x 2.342m) uPVC double glazed window to front elevation, radiator and laminate flooring.

EXTERNALLY

To the front of the property is an area of lawn, with concrete footpath in the middle, enclosed by hedges. A cupboard to the left of the front door houses the gas meter.

To the rear of the property there is an area of lawn and patio, enclosed by a rear gate and fencing, a shed is also available for use.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent, £310.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,557.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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