



28 Park Lane, Chippenham, Wiltshire, SN15 1LL

**michael
antony**

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AVAILABLE IMMEDIATELY!! Refurbished to a very high specification including a new kitchen and new bathroom, THREE BEDROOM end of terraced property with the benefit of low maintenance garden and one off road parking space. The accommodation comprises: long entrance hall, door to lounge, kitchen/diner, two doubles and one single bedroom and bathroom. Further benefits include new combi boiler, underfloor heating to kitchen/dining area, uPVC double glazing throughout. RESTRICTIONS: NO PETS. A VIEWING IS A MUST TO APPRECIATE THIS WONDERFUL PROPERTY!

- AVAILABLE IMMEDIATELY
- REFURBISHED TO HIGH SPECIFICATION
- NO PETS
- CLOSE TO THE TOWN CENTRE & MAINLINE RAILWAY STATION
- NEW COMBI BOILER
- PARTIAL UNDERFLOOR HEATING

£1,350 pcm









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

www.michaelantony.co.uk

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

Steps up to the front door from the pavement, lead into the entrance hall, with the original mosaic flooring, radiator, coat hook, fuse board, electric meter and stairs rising to the first floor.

LOUNGE

16' 0" x 11' 6" (4.882m x 3.530m) uPVC bay window to the front, new electric fire with coal effect flame, radiator and new laminate flooring.

DINING ROOM

15' 1" x 11' 9" (4.599m x 3.586m) Opening from lounge leads to a dining area, with under-stairs storage cupboard, radiator and new laminate flooring, door to downstairs cloakroom.

CLOAKROOM

4' 8" x 2' 10" (1.426m x 0.871m) Newly fitted white suite comprising w.c, wash hand basin with storage below, and Egyptian stone tiled flooring.

KITCHEN/DINER

Kitchen area 3.667 x 2.328, newly fitted kitchen with uPVC double glazed window to rear garden, range of wall mounted and floor units with work surfaces over, brand new electric oven and hob with extractor hood over, single sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted combi boiler, underfloor heating and Egyptian stone tiling.

Dining Area 3.667 x 2.648, with uPVC double glazed patio doors to the rear garden, underfloor heating and Egyptian stone tiling.

STAIRS/LANDING

Spacious landing with newly fitted carpeted to stairs and landing.

BEDROOM ONE

21' 5" x 9' 3" (6.536m x 2.840m) Extended bedroom with uPVC double glazed window to rear elevation, cupboard with hanging rail, newly carpeted and radiator.

BEDROOM TWO

12' 8" x 9' 0" (3.866m x 2.763m) plus window recess With uPVC double glazed window to front elevation, newly carpeted and radiator.

BEDROOM THREE

13' 8" x 5' 8" (4.166m x 1.735m) With uPVC double glazed window to front elevation, newly carpeted and radiator.

BATHROOM

9' 0" x 7' 6" (2.766m x 2.303m) Frosted uPVC double glazed window to rear elevation, newly fitted white suite comprising: 'P' shaped bath with shower over and shower screen, wash hand basin with storage below, corner w.c, tiled flooring and radiator.

EXTERNALLY

To the front of the property there is low maintenance garden, with an area to store the bins.

The rear of the property provides a tier low maintenance garden, with patio area, enclosed by stone walling and fencing and raised bedding area

At the side of the property is a car park with one space immediately to the left.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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