



94 Westcroft, Chippenham, Wiltshire, SN14 0NU

**michael
antony**

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SN14 0NU

****AVAILABLE IMMEDIATELY**** Located to the Western side of Chippenham, this light an airy two-bedroom ground floor flat, has recently been redecorated and newly carpeted. The property is conveniently placed in close proximity of local amenities and on the edge of the town centre. The accommodation comprises: entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Further benefits include uPVC double glazing, electric heating and on street parking.

RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NO PETS
- CLOSE TO LOCAL AMENITIES
- NEWLY DECORATED
- NEWLY CARPETED
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- ON STREET PARKING

£1,100 pcm



ENTRANCE HALL

Front door leading to inner hall, doors to all rooms, storage cupboard, further built in cupboard housing hot water tank, newly carpeted.

STORE ROOM

10' 4" x 3' 2" (3.167m x 0.972m) Window to front, electric meter, newly carpeted.

LOUNGE/DINER

13' 7" x 12' 8" (4.144m x 3.877m) uPVC window and patio door to front elevation, newly decorated, newly carpeted and electric heater.

KITCHEN

uPVC window to rear, newly decorated, range wall mounted and floor units, with work surfaces over, space and plumbing for washing machine, integral electric cooker and hob with extractor hood over, Candy fridge/freezer, stainless steel sink and drainer, tiled splashbacks and vinyl flooring. (White goods left on a non-repair/non-replacement basis).

BEDROOM ONE

11' 6" x 10' 2" (3.519m x 3.120m) uPVC window to side, newly decorated, newly carpeted and electric heater.

BEDROOM TWO

9' 4" x 8' 2" (2.868m x 2.496m) uPVC window to side, newly decorated, newly carpeted and electric heater.

BATHROOM

uPVC double glazed frosted window, white panel bath with shower over, fully tiled, wash hand basin, low level wc, ceramic tiled flooring and heated towel rail.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent, £253.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent, £1,269.00 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		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.