



The New House, Parkside, Chippenham, Wiltshire, SN15 1LX

**michael
antony**

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****COMING SOON**** This superb light and airy THREE BEDROOM DETACHED property, over three floors, is located within close proximity of the town centre, mainline railway station and retail park. The property has recently undergone a complete redecoration to provide luxury accommodation. The accommodation comprises: entrance hall, lounge/kitchen/diner, downstairs w.c, two bedrooms and bathroom to the first floor with bedroom with en-suite shower room to the second floor. Further benefits include underfloor heating, ample storage, off road parking, uPVC double glazing. **A VIEWING IS ESSENTIAL TO APPRECIATE THIS SUPERB PROPERTY.**
RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NEWLY DECORATED THROUGHOUT
- WITHIN CLOSE PROXIMITY OF THE MAINLINE RAILWAY STATION
- WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES & TOWN CENTRE
- DETACHED PROPERTY
- OFF ROAD PARKING

£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

uPVC front door leads into the entrance hall, with stairs rising to the first floor, understairs cupboard with space and plumbing for a washing machine, door to downstairs w.c, door to kitchen/lounge/diner.

LOUNGE/KITCHEN/DINER

20' 4" x 12' 11" (6.202m x 3.960m) With uPVC patio doors to parking space, uPVC double glazed windows to the front elevation, underfloor heating. To the kitchen area, there is a range of wall mounted units, floor units with marble effect work surfaces over, electric oven with hob and extractor fan over, space for tall fridge/freezer, integrated dishwasher, a central island for preparing food or dining at. There is also a cupboard housing combi boiler. Laminate flooring with underfloor heating.

DOWNSTAIRS W.C

5' 9" x 2' 2" (1.770m x 0.668m) White suite comprising w.c, wash hand basin with storage below and tiled flooring.

STAIRS/LANDING TO FIRST FLOOR

Carpeted stairs lead to the spacious landing on the first floor, with further storage, two bedrooms and bathroom.

BEDROOM TWO

12' 5" x 9' 11" (3.802m x 3.036m) Double bedroom with uPVC double glazed window with blinds, to the front elevation, wash hand basin, storage cupboard, underfloor heating and carpeted.

BEDROOM THREE/OFFICE

8' 6" x 6' 2" (2.612m x 1.890m) With uPVC window to the front elevation with blind, underfloor heating and carpeted.

BATHROOM

6' 5" x 5' 6" (1.978m x 1.681m) Suite comprising panelled bath with shower over, w.c, pedestal wash hand basin, tiled splashbacks and tiled flooring.

STAIRS RISING TO SECOND FLOOR

With uPVC double glazed window to the front elevation and carpeted.

MASTER BEDROOM

17' 2" x 9' 11" (5.246m x 3.040m) With two Velux windows, two storage cupboards and carpeted.

ENSUITE SHOWER ROOM

9' 11" x 5' 8" (3.029m x 1.731m) With Velux window, suite comprising shower cubicle with shower, w.c, wash hand basin with storage below, tiled splashbacks and tiled flooring.

EXTERNALLY

To the right hand side of the property is an off road parking space.

COUNCIL TAX

Band 'C'

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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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