



51 Christopher Drive, Pewsham, Chippenham, Wiltshire, SN15 3UT

**michael
antony**

51 Christopher Drive, Pewsham,
Chippenham, Wiltshire, SN15 3UT

****AVAILABLE IMMEDIATELY**** A THREE
BEDROOM property in the heart of Pewsham,
which has been recently redecorated. The
accommodation comprises: Lounge, Dining
Room, Kitchen, Three Bedrooms and
Bathroom. Further benefits include uPVC
double glazing throughout, gas central
heating, enclosed rear garden, and off road
parking. RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NO PETS
- THREE BEDROOMS
- UPVC DOUBLE GLAZING

£1,295 pcm



LOUNGE

14' 2" x 13' 7" (4.339m x 4.160m) Front door from driveway leads into the lounge, with stairs rising to the first floor, uPVC double glazed window to the front elevation with curtains, radiator and carpeted.

DINING ROOM

10' 6" x 7' 1" (3.205m x 2.179m) With uPVC double glazed patio doors to the rear garden, with full length curtains, laminate flooring and radiator. Arch to kitchen.

KITCHEN

10' 6" x 6' 2" (3.220m x 1.905m) With uPVC double glazed window to the rear overlooking the rear garden, with roller blind, range of wall mounted and floor units with work surfaces over, electric oven and hob with extractor hood over, stainless steel sink and drainer, wall mounted boiler, space and plumbing for washing machine, space for fridge and space for freezer, laminate flooring.

BEDROOM ONE

13' 7" x 8' 8" (4.149m x 2.645m) uPVC double glazed window to the front elevation with curtains, radiator and carpeted.

BATHROOM

7' 4" x 6' 4" (2.239m x 1.937m) Obscured uPVC double glazed window to the side elevation, with roller blind, white suite comprising panelled bath with shower over, w.c, pedestal wash hand basin, ladder style heated towel rail and laminate flooring.

BEDROOM TWO

7' 6" x 6' 7" (2.296m x 2.019m) uPVC double glazed window to the rear elevation, with curtains, radiator and carpeted.

BEDROOM THREE

9' 7" x 5' 10" (2.925m x 1.782m) uPVC double glazed window to the rear elevation, with curtains, radiator and carpeted.

EXTERNALLY

From the main road, the property has the benefit of driveway parking and side gate giving access to the rear.

The garden to the rear is mainly laid to lawn enclosed by fencing with some shrubs, and patio area.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £298.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,494 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

www.michaelantony.co.uk

Tel: 01249 653000

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.