



**51 Malmesbury Road, Chippenham, SN15 1PT**

**£159,950**

Located within walking distance to the town centre, a two bedroom ground floor flat. The accommodation on offer briefly comprises: living room, kitchen, two bedrooms and bathroom. To the rear there is an enclosed garden with gated rear access. The lease is currently being renewed and will be 999 years. There is no service charge and no ground rent payable. (Share of Freehold) - NO ONWARD CHAIN.



### **Entrance Hall**

Front door leads into entrance hall, further door leads into flat.

### **Living Room 13'0" into bay x 10'6" (3.96m into bay x 3.20m)**



Double glazed bay window to front, radiator, gas fire, stripped floor, door to inner lobby.

### **Inner Lobby**

with opening to kitchen and door to bathroom and Bed Two.

### **Kitchen 12'02" x 8'10" (3.71m x 2.69m)**



Door to garden and door to Bedroom One. Work tops with a range of cupboards and drawers, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler.

### **Bedroom One 11'01" x 9'0" max (3.38m x 2.74m max)**



Double glazed window, radiator.

### **Bedroom Two 8'03" x 5'11" max (2.51m x 1.80m max)**



Double glazed window, radiator.

### **Bathroom**



Bath, hand basin, W.C, radiator.

### **Outside**

## Rear



Enclosed garden with gated access.

## Tenure

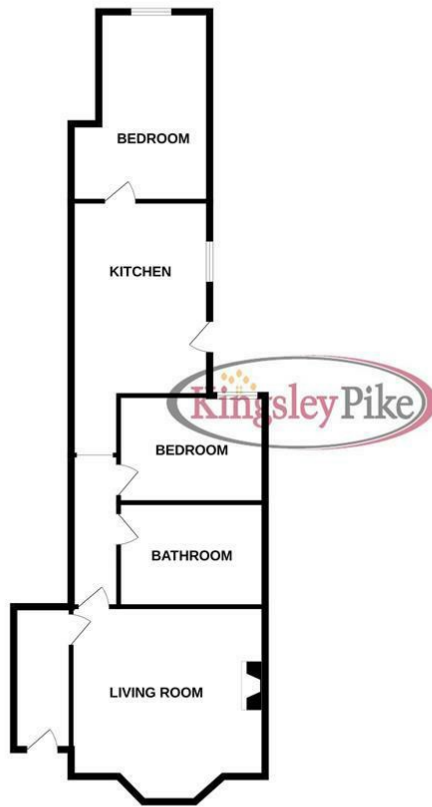
GOV.UK advise Leasehold - Current lease 99 years  
- It is currently being renewed and will be 999 years. (Seller advises that the tenure is 'Share of Freehold')

## Council Tax Band

GOV.UK advise Band A.

# Floor Plan

GROUND FLOOR

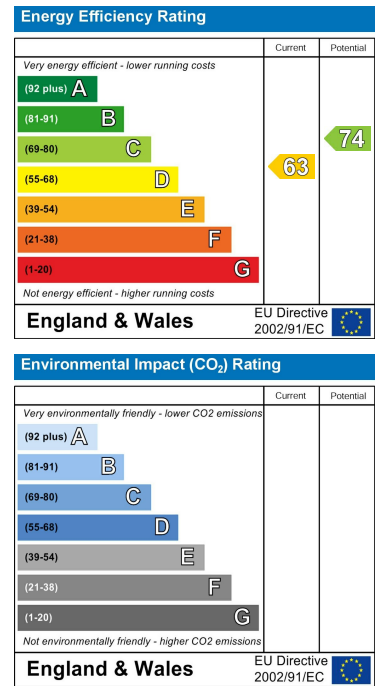


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

63 New Road, Chippenham, Wiltshire, SN15 1ES  
 Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>