

for sale

£180,000



## Cowleaze CHIPPENHAM SN15 3YN

Ground Floor APARTMENT conveniently located for the railway station, Monkton Park and Chippenham Town Centre. The property offers **TWO DOUBLE BEDROOMS**, with ensuite plus a further Bathroom. Allocated Parking.



# Cowleaze CHIPPENHAM SN15 3YN

## Description

An IDEAL First Time, Investment Buy or Down size!!! This modern Ground Floor Apartment can be found on a small development adjacent to the Monkton Park area which provides convenient access to the town centre, mainline railway station and college.

This home offers spacious accommodation throughout and also benefits from a security intercom system. Comprising Entrance Hall, Open Plan Lounge/Diner/Kitchen, Two DOUBLE Size Bedrooms with Ensuite Shower Room to the Master, and Bathroom. Outside, there is Allocated Parking for One Vehicle in a designated space. The property also benefits from double glazing and gas central heating.



## Accommodation

### **Entrance Hall**

Entrance door to front leading into the hallway. Airing cupboard. Radiator.

### **Open Plan Lounge/ Diner/ Kitchen**

22' 4" max x 11' 7" max ( 6.81m max x 3.53m max )

### **Lounge/ Dining Area**

Double glazed French doors. Radiator. TV point.

### **Kitchen Area**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Electric oven and hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Double glazed window.

### **Bedroom One**

15' 3" max x 11' max ( 4.65m max x 3.35m max )

Double glazed French Doors. Radiator. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator.

### **Bedroom Two**

11' 4" max x 8' 9" max ( 3.45m max x 2.67m max )

(Currently used as a sitting room). Double glazed window. Radiator.

### **Bathroom**

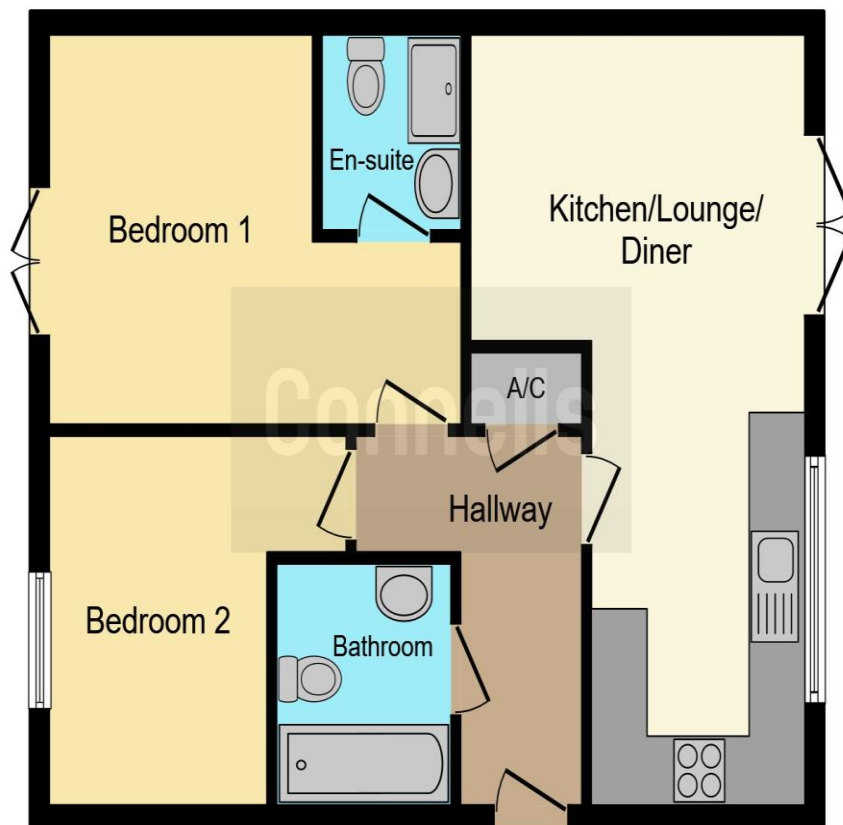
Suite comprising low level WC, wash hand basin and bath with shower over. Radiator. Part tiled walls.

## Outside

### **Parking**

Allocated parking for one vehicle.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM305406 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/CHM305406](http://connells.co.uk/Property/CHM305406)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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