

for sale

£175,000



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

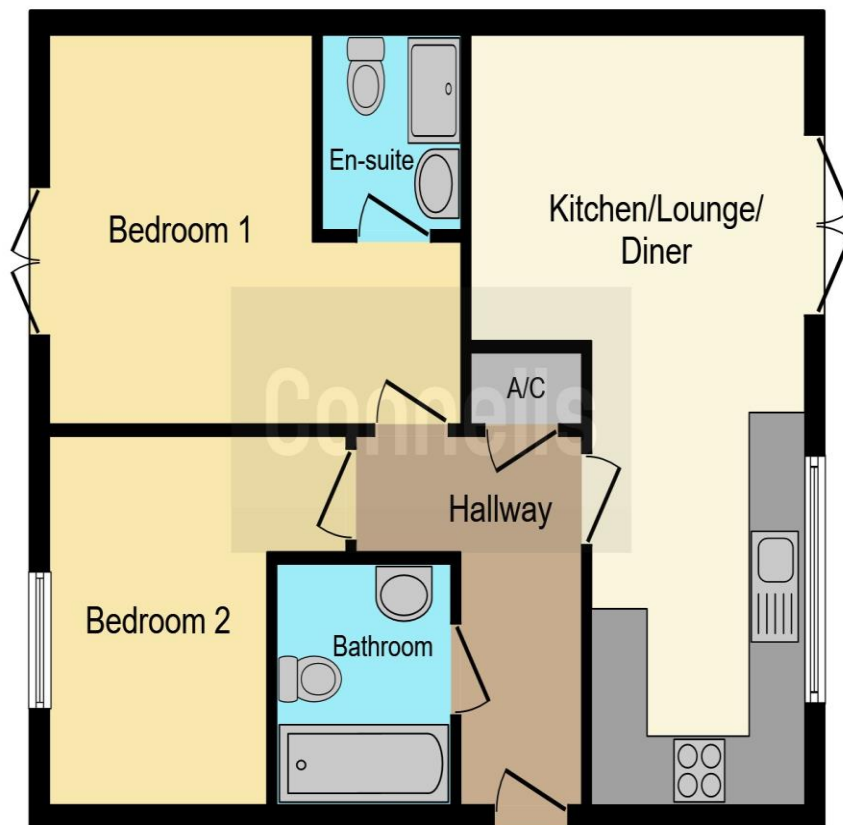
Suite comprising low level WC, wash hand basin and bath with shower over. Radiator. Part tiled walls.

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

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305406 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk