

for sale

£120,000



## Great Mead Chippenham SN15 3QJ

A well presented second floor apartment comprising Entrance Hall, Open Plan Lounge/Kitchen/Dining Area, One Bedroom and Bathroom. The property further benefits from Gas Central Heating, Double Glazing and an allocated parking space



# Great Mead Chippenham SN15 3QJ

## Description

A well presented second floor apartment situated in a convenient location for Chippenham Railway Station and within walking distance of Chippenham Town Centre where there are a range of shops, bars and restaurants. There are also great road links to the M4 motorway via junction 17.

The property comprises Entrance Hall with doors to all rooms, an Open Plan Lounge/Kitchen/Dining Area, one Bedroom and a Bathroom. The property further benefits from Gas Central Heating, Double Glazing and an allocated parking space.



### **Entrance Hall**

Entrance door to front. Built in storage cupboard. Doors to all rooms.

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

18' x 11' ( 5.49m x 3.35m )

### **Lounge Area**

Double glazed French doors. Two radiators. TV point.

### **Kitchen Area**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Inset electric oven and hob with extractor hood over. Plumbing for washing machine. Radiator.

### **Bedroom**

11' 10" x 9' 5" ( 3.61m x 2.87m )

Double glazed window. Radiator.

### **Bathroom**

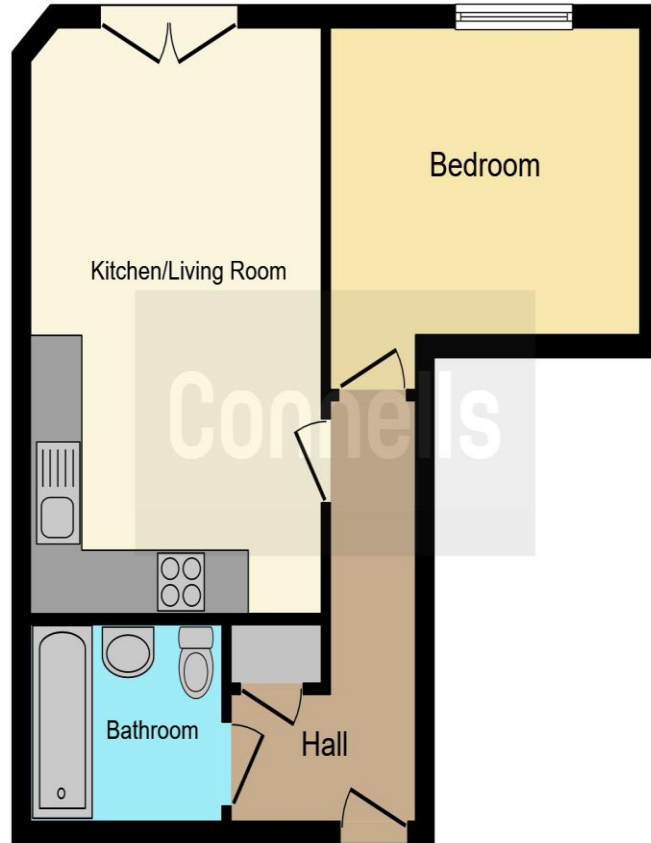
Suite comprising low level WC, wash hand basin and bath with shower over. Extractor fan. Part tiled walls.

### **Outside**

### **Parking**

Allocated parking for one vehicle.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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

59 Market Place  
CHIPPENHAM SN15 3HL

Property Ref: CHM305851 - 0012

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/CHM305851](http://connells.co.uk/Property/CHM305851)**

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.

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