

for sale

offers in excess of **£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

This well presented second floor apartment is 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.



Accommodation

Entrance Hall

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

Open Plan Lounge / Kitchen

16' 9" x 11' 1" max (5.11m x 3.38m max)

Double doors leading to Juliette Balcony. Two radiators.

Kitchen Area

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

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to front. Radiator.

Bathroom

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

Outside

Parking

Allocated parking for one vehicle.



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: CHM305897 - 0012

Tenure: Leasehold

EPC Rating: B

view this property online [connells.co.uk/Property/CHM305897](https://www.connells.co.uk/Property/CHM305897)

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.

