

for sale

offers in excess of **£250,000**



Unity Street Chippenham SN14 0AR

Investment opportunity- three bedroom semi-detached family home which is currently being let out to long term tenants. The downstairs has a separate Kitchen, Dining Room and Lounge, upstairs you have 2 Double Bedrooms and a large Single Bedroom and a Family Bathroom.



Unity Street Chippenham SN14 0AR

Description

Investment opportunity- three bedroom semi-detached family home which is currently being let out to long term tenants. The downstairs has a separate Kitchen, Dining Room and Lounge, upstairs you have two Double Bedrooms and a larger Single Bedroom and a Family Bathroom.

The property is situated within walking distance to local schools, shops and is only 1.1 miles from the main trainline in Chippenham with direct trains to London Paddington and Bristol Temple Meads. The corner plot has ample parking and a very generous garden to the rear and front.

Details on the tenancy agreement currently in place can be obtained by request.



Ground Floor

Living Room

17' 9" Max x 11' 2" Max (5.41m Max x 3.40m Max)

Dining Room

11' 11" Max x 9' 4" Max (3.63m Max x 2.84m Max)

Kitchen

16' 8" Max x 11' 9" Max (5.08m Max x 3.58m Max)

Living Room

17' 9" Max x 11' 2" Max (5.41m Max x 3.40m Max)

Second Floor

Landing

Bedroom 1

13' 6" Max x 9' 5" Max (4.11m Max x 2.87m Max)

Bedroom 2

Bedroom 3

9' 4" Max x 7' 5" Max (2.84m Max x 2.26m Max)

Bathroom

Outside

Front

Parking for up to 4 vehicles

Rear Garden





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: CHM305995 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/CHM305995



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