

for sale

offers in the region of **£180,000**



Marshfield Road Chippenham SN15 1JT

First Floor Apartment situated in a convenient location for Chippenham Town Centre comprising open plan lounge/diner/kitchen, bedroom and shower room. Allocated parking to the rear.



Marshfield Road Chippenham SN15 1JT

Description

Spacious First Floor Apartment situated in a convenient location for easy access to Chippenham Town Centre where you will find a range of shops, bars and retail outlets. There is also a mainline railway station providing access to Bath, Bristol and London Paddington. There are also great road links leading up to junction 17 of the M4 motorway.

The property itself is light and airy and comprises Hallway, open plan Kitchen/Lounge/Diner, Two Bedrooms and a Bathroom. To the rear of the property there is parking available.

The property is being sold with no onward chain.



Accommodation

Entrance Hall

Entrance door to front. Doors to all rooms. Airing cupboard. Electric wall heater.

Open Plan Lounge/Diner/Kitchen

16' x 13' 2" (4.88m x 4.01m)

Window to rear. Three electric wall heaters.

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 over. Plumbing for washing machine and dishwasher. Space for fridge.

Bedroom One

11' 5" x 10' (3.48m x 3.05m)

Window to side. Electric heater.

Bedroom Two

10' max x 6' (3.05m max x 1.83m)

Window to rear. Electric wall heater.

Bathroom

Suite comprising low level WC wash hand basin and bath with shower over and shower screen. Part tiled. Window to side.

Outside

Allocated Parking

Allocated parking available to the rear.

Agent's Note

Upon completion, the buyer would gain a share of the freehold company.





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

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59 Market Place
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Property Ref: CHM306195 - 0003

Tenure: Leasehold

EPC Rating: E

view this property online connells.co.uk/Property/CHM306195

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. 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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