





📍 2 Southmead, Chippenham, Wiltshire, SN14 0RU

🏠 £140,000

A well proportioned, two double bedroom, ground floor flat which would benefit from some updating and is offered for sale with NO ONWARD CHAIN. The property is conveniently situated within walking distance of schools and amenities.

- Ground Floor Flat
- Two Double Bedrooms
- Sitting Room & Good Sized Kitchen/Dining Room
- Scope To Update
- UPVC Double Glazing
- Walking Distance To Shops & Amenities
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating D





A well proportioned, ground floor flat which would benefit from some updating and is offered for sale with NO ONWARD CHAIN. The property is conveniently situated within walking distance of schools and amenities.

The property offers accommodation comprising; communal entrance hall with storage cupboard off, private hall, sitting room, good sized kitchen/dining room, two double bedrooms and a bathroom.

Although the property doesn't have a designated parking space there is unrestricted off road parking available in the bay to the side of the building and car park opposite.

#### **Situation**

The property is just a short distance away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band: A

Leasehold - Remainder of a 125 year lease which commenced in 1993. The management fees are approximately £760 per annum. Ground rent is £10 per annum

Mains electricity, water and drainage

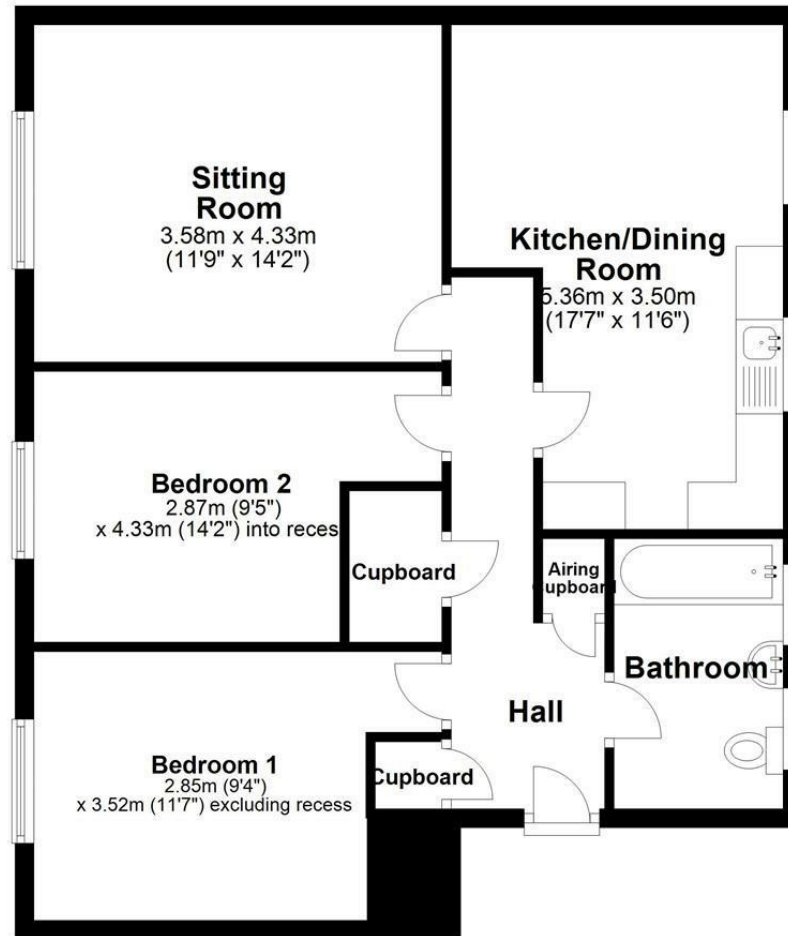
Electric storage heating

EPC Rating: - TBC



## Ground Floor

Approx. 75.6 sq. metres (813.5 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.