





📍 23 Signal Way, Chippenham, SN14 0FP

🏠 Price Guide £187,500

A fantastic modern two double bedroom, two bathroom first floor apartment, with Juliet balcony and off-road parking, with easy access to Chippenham railway station and J17 of the M4. No Onward Chain.

- First Floor Apartment
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Modern Design & Interior
- Ample Storage Options
- Private Bike Store
- Off-Road Parking
- No Onward Chain
- Potential Rental Income of £10,800 PA
- Ideal First Time Purchase or Investment Opportunity

🏠 Leasehold

🏠 EPC Rating B





A fantastic two double bedroom first floor apartment situated within a quiet development on the popular North side of Chippenham.

Accommodation comprises secure communal entrance with stairs to all floors. Entrance hall with generous storage cupboard, a great size open plan kitchen/living room together with oven, hob, fridge/freezer, dish washer, washer dryer and a USB electrical socket. The room enjoys French doors leading to a Juliet balcony.

There are two double bedrooms both with fitted wardrobes, with bedroom one enjoying a modern ensuite shower room. The bathroom is also contemporary in design and benefits from having tiled floors and shower over.

Externally there is an allocated off road parking space together with a very useful individual lockable bike store.

Further benefits include gas fired central heating, UPVC double glazing throughout and the apartment is "digital ready".

Potential Rental Income of £900pcm, and offered with No Onward Chain!

### Situation

The property is most conveniently located on the northern side of Chippenham within walking distance of the town centre, train station, two of the country's most reputable schools and John Coles Park. Further benefits include easy access to the M4. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks. For those wishing to commute there is a regular main line rail service from Chippenham to London (Paddington), Bath, Bristol (Temple Meads) and Swindon. And the M4 motorway is easily accessed via Junction 17 a few miles to the north of the town.

### Property Information

Council Tax Band: B

Leasehold

Mains Services

Gas Central Heating

EPC Rating: - B



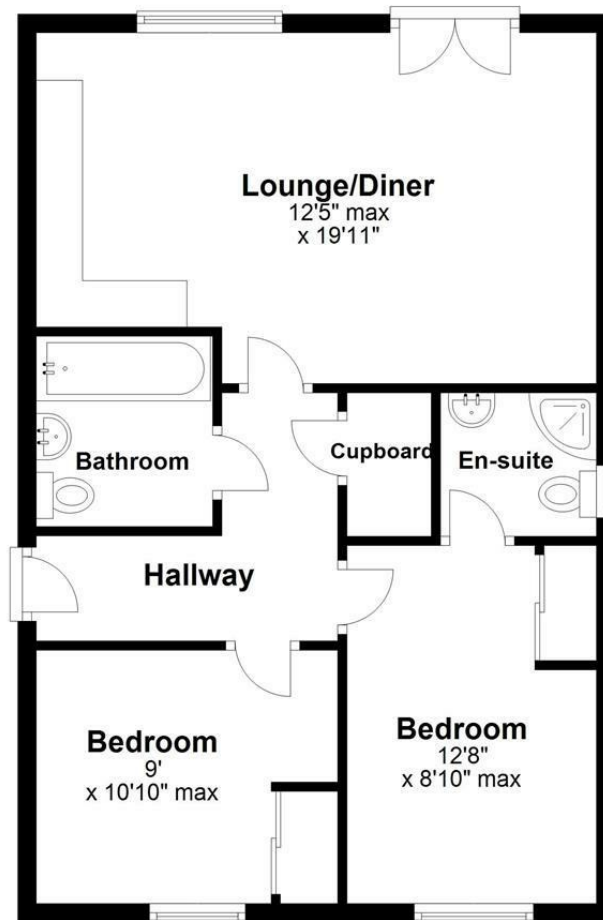


Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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