



📍 8 Phoenix Close, Chippenham, Wiltshire, SN15 3BJ

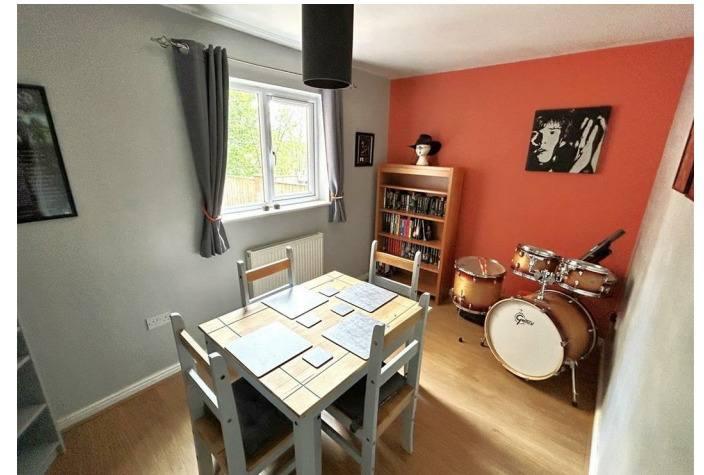
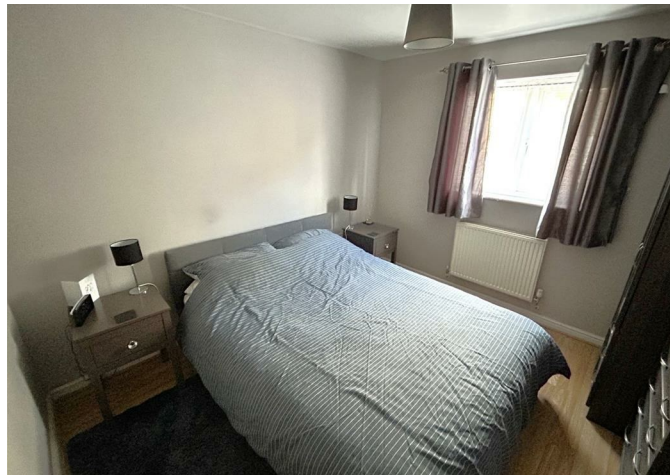
🔗 Price Guide £168,500

OFFERED WITH NO ONWARD CHAIN-Located within easy reach of the town centre and mainline railway station, is this deceptively spacious and very well presented two double bedroom ground floor apartment with allocated parking for two vehicles.

- Very Well Presented
- Two Double Bedrooms
- Within Walking Distance of the Town Centre & Train Station
- Quiet Cul-De-Sac
- Allocated Parking for Two Vehicles
- Ground Floor
- Gas Central Heating
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



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The accommodation comprises entrance hallway, sitting/dining room, fitted kitchen with integrated fridge/freezer. There are two great size double bedrooms, the second of which is currently being used as a dining room. There is also a modern bathroom with shower over. Further benefits include gas central heating, UPVC double glazing, allocated parking for two vehicles.

The property would make an excellent first time purchase or investment buy to let with the potential rental income in the region of £1000-1100pcm.

Situation

The property is most conveniently located on just off London Road within walking distance of the town centre and mainline Railway station (London Paddington) Further benefits include easy access to the M4. Within minutes you can access Monkton Park, riverside walks and cycle ways. 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.

Property Information

Council Tax Band: B

Leasehold - TBC years remaining on the lease.

Current Service Charge TBC Please note the owner becomes a director of the freehold company.

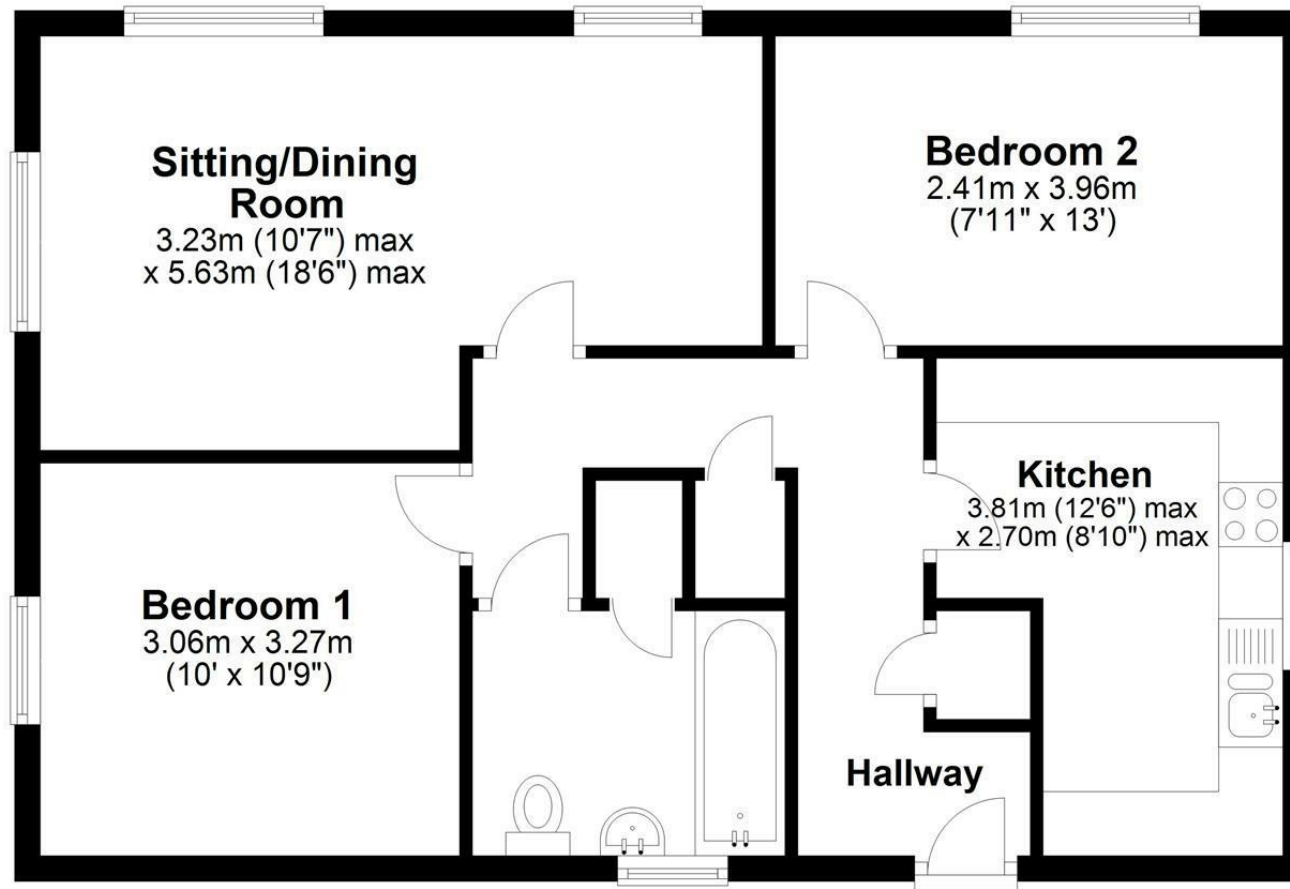
Mains Services

Gas Central Heating

EPC Rating: TBC



Floor Plan



Total area: approx. 61.8 sq. metres (664.9 sq. feet)

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.