



📍 16 Rosemary Houses, Lacock, Chippenham, Wiltshire, SN15 2NB

🏠 Price Guide £130,000

Conveniently located with good motorway and road links nearby, this 2 bedroom first floor flat is located in a quiet cul de sac, sold with no onward chain and would make an excellent first purchase or buy to let investment.

- 2 Bedroom flat

🏠 Leasehold

🏠 EPC Rating C



Conveniently located with good motorway and road links nearby, this 2 bedroom first floor flat is located in a quiet cul de sac, sold with no onward chain and would make an excellent first purchase or buy to let investment. Situated close to the village of Lacock the flat is accessed through a communal entrance with the residence itself having a private door into the hallway with storage cupboard and a door to the main living area which is open plan to the kitchen making a large room flooded with natural light. The living room has a door to a front balcony and wall mounted feature electric heater. The kitchen has wall and base units and a built in cooker and hob. Also off the living room is an internal hall which gives access to the two bedroom's and bathroom. The largest bedroom is to the front and has built in wardrobes and the rear bedroom a door to the communal fire escape with a white bathroom suite completing the internals. Off the first floor communal landing is a door to a useful storage cupboard linked to this property. It is double glazed throughout and warmed by a mains gas fired central heating system. Externally there is off road parking but this is not allocated. The lease has approximately 115 years remaining and in good order could achieve about £850pcm which equates to £10,200pa.

Situation

Situated at the end of a cul-de-sac the property is only a short walk from the famous National Trust village of Lacock. The village has an attractive mixture of historic houses and cottages including Lacock Abbey as well as a junior school. There is also a Post Office, some specialty shops, a church, public houses, recreational areas and other amenities. The larger centres of Bath, Chippenham and Corsham are both within easy reach of the house as is the M4 motorway (J17 and J18) and there are good bus links to all these surrounding towns.

Property information

Council Tax Band: A

Double Glazed

Mains Services

EPC Rating: C

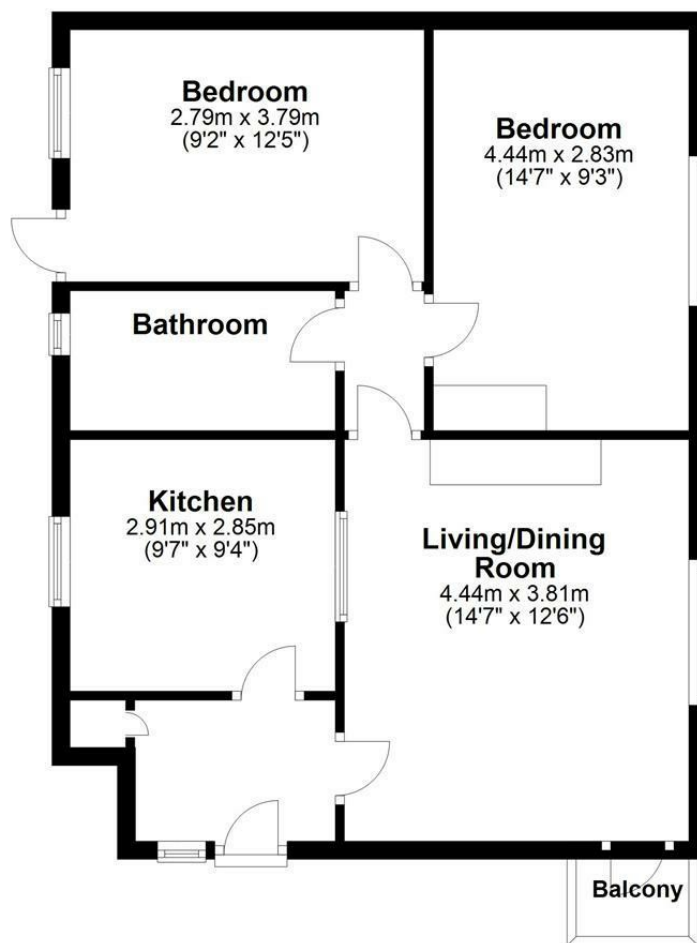
Cul De Sac

No Onward Chain



Floor Plan

Approx. 60.7 sq. metres (653.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.8 sq. feet)

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

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