



Flat 4 62 St. Mary Street, Chippenham, SN15 3JF

GOODMAN WARREN BECK

64 Market Place
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£175,000

NO ONWARD CHAIN! A recently renovated and beautifully appointed Grade II listed ground floor apartment ideally situated within the heart of the town centre and just a short walk from the mainline station. The spacious accommodation is bright and airy with large sash windows and over 9ft ceiling heights. The large open plan living space has an impressive open fireplace, stripped wooden floor, a range of high gloss kitchen units and integrated appliances. The generous double bedroom has another large fireplace with stone surround, flagstone floor and a refitted en-suite shower room. The apartment also benefits from gas central heating and to the rear of the property there is an area of communal garden with seating area and bin storage.

Situation

St Mary Street is one of the oldest areas of the town, full of prestigious character properties and conveniently situated close to the many amenities, but also only a stones throw from the River Avon and delightful Monkton Park with its cycle paths, river walks and pitch & putt golf course. Beyond the park is the Olympiad sports centre and mainline rail station providing swift access to London Paddington in just over one hour. M4 J.17 is c.4 miles to the north.

Accommodation Comprising:

Communal Hallway

Wooden entrance door. Exposed brick wall and flagstone floor. Wooden entrance door to:

Open Plan Living Area

Two sash windows to side with shutters. Large open fireplace. Three radiators. Solid wood flooring. Cupboard with shelving. Seven wall light points. Door to bedroom.

Kitchen Area

Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Work surfaces with tiled splash backs and inset single bowl single drainer sink unit with chrome mixer tap. Built-in Bosch induction hob and oven with stainless steel extractor over. Integrated dishwasher and fridge/freezer.

Bedroom

Two sash windows to side. Radiator with decorative cover. Large open fireplace with stone surround. Flagstone floor. Large double cupboard with lots of storage space and plumbing for a washing machine.

Shower Room

Chrome ladder radiator. Extra wide shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Heated mirror with light. Wall mounted gas fired combination boiler for central heating and hot water. Extractor. Spotlights.

Outside

There is a communal area to the rear of the building with a gravelled seating area and bin storage area.

Directions

From our office in the Market Place, turn left at the first mini roundabout and right at the second into St Marys Street. The property can then be found on the left hand side.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS

TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: A

Tenure: Leasehold