



Flat 2 62 St. Mary Street, Chippenham, SN15 3JF

GOODMAN WARREN BECK

64 Market Place
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Offers Over £160,000

NO ONWARD CHAIN! A Grade II Listed first floor apartment ideally situated within the heart of the town centre and just a short walk from the mainline station. The accommodation offers a large living space with fireplace and stripped wooden floor and large sash windows, kitchen, two double bedrooms and a bathroom. 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:

Entrance Hall

Stairs to first floor landing. Electric heater. High level window to front. High level storage cupboard. Doors to Bathroom and Kitchen. Steps leading up to Sitting Room.

Sitting Room

Two large sash windows to front with secondary glazing. Deep storage cupboard. Ornate fireplace with surround and hearth. Wooden floorboards. Two electric heaters. Steps up to Inner Hall.

Kitchen

Window to side. Wall and base units with rolled edge worksurfaces and tiled splashback. Stainless steel single drainer sink unit with mixer tap. Electric heater. Plumbing for automatic washing machine.

Bathroom

Sash window to front with secondary glazing. Close coupled WC. Pedestal wash basin. Shaver and light. Panelled bath with mixer tap shower over. Heated towel rail. Electric heater.

Inner Hall

Doors to the two bedrooms. Decorative display cabinet. Decorative alcove.

Bedroom One

Electric wall heater. Two sash windows to front. Decorative fireplace. Storage cupboard. Wooden floorboards.

Bedroom Two

Sash window to front. Electric heater. Wooden floorboards.

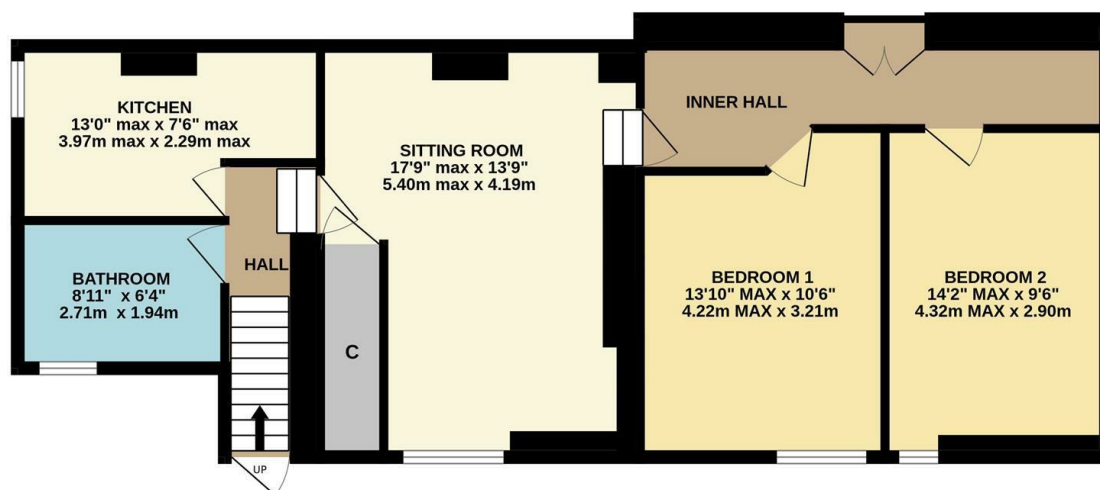
Outside

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.

FIRST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS

TOTAL FLOOR AREA: 760 sq.ft. (70.6 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: B

Tenure: Leasehold

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