



6 Patchway, Chippenham, SN14 0HY

GOODMAN WARREN BECK

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NO ONWARD CHAIN! In need of updating is this spacious first floor apartment ideally situated in a cul-de-sac on the favoured western side of town offering easy access to a wide range of amenities. The accommodation offers an entrance hall with two useful storage cupboards, a good size sitting room, kitchen/dining room with a range of fitted units, two double bedrooms both with built-in cupboards and a bathroom. Other benefits include double glazing, gas central heating and there is a useful outside store.

£125,000

Situation

The property is ideally situated on the western side of town within a short walking distance of the local primary school and two senior schools, together with local shops. The M4 J.17 c.3 miles offers swift commuting to the larger centres of Bath, Bristol, London and Swindon. The nearby town centre offers a comprehensive range of amenities including mainline railway station (London-Paddington), sports facilities and numerous shops and superstores.

Accommodation Comprising:

First Floor Entrance door to:

Entrance Hall

Radiator. Coving. Telephone. Telephone entry system. Two storage cupboards. Doors to:

Sitting Room

Upvc double glazed window to front. Radiator. Coving. Serving hatch to Kitchen. Telephone point.

Kitchen

Upvc double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards Rolled edge worksurfaces with tiled splashbacks. Inset single bowl single drainer stainless steel sink unit. Breakfast bar. Space for cooker. Space and plumbing for automatic washing machine. Coving.

Bedroom One

Double glazed window to rear. Radiator. Built-in double wardrobe. Wood laminate flooring. Coving.

Bedroom Two

Double glazed window to front. Radiator. Built-in cupboard. Coving.

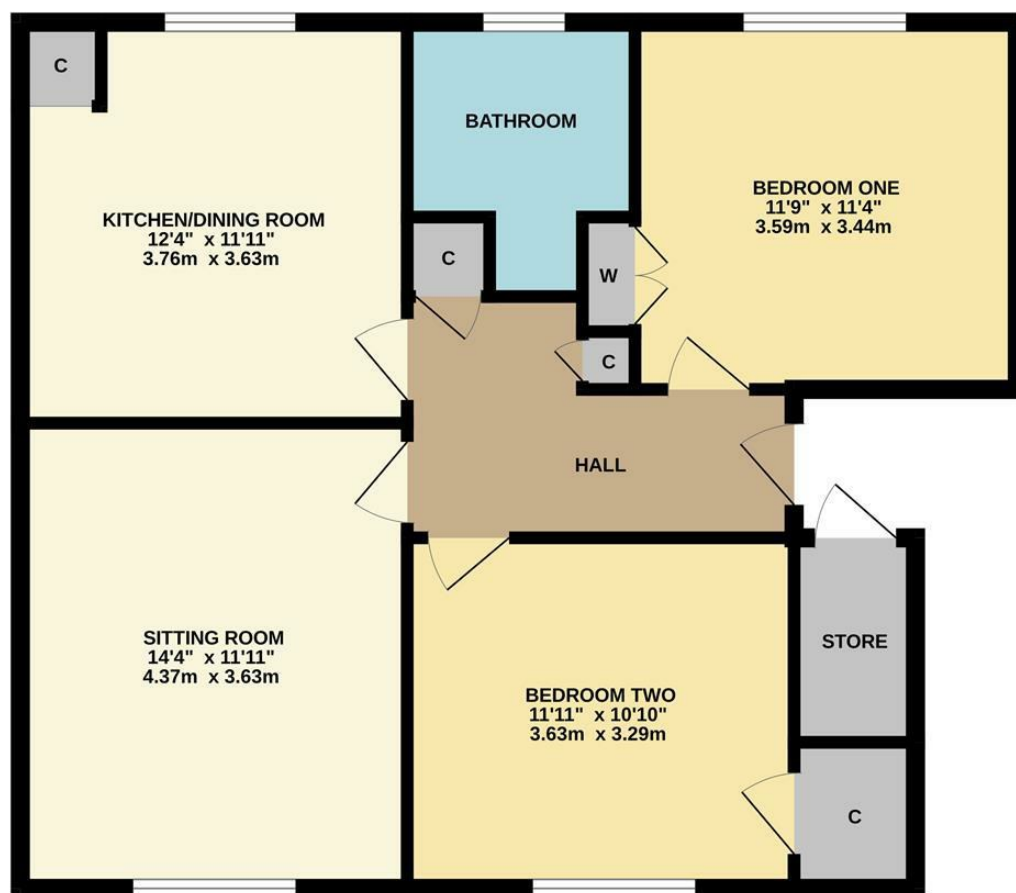
Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with electric shower over and screen. Pedestal wash basin. Close coupled WC. Coving. Tiling to principal areas.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the first left into Redland. Take the next left into Patchway.

FIRST FLOOR
 753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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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ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Council Tax Band: A

Tenure: Leasehold

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