



17 Chapel Mews
Chippenham

GOODMAN WARREN BECK

17 Chapel Mews, Chippenham, SN15 3AU

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£239,950

NO ONWARD CHAIN! A two bedroom maisonette with accommodation arranged over two floors and the added benefit of a GARAGE, ideally situated just off the town centre within easy walking distance of a wide range of amenities and mainline station. Beautifully maintained and presented throughout the ground floor offers an entrance hall giving access through to the garage, cloakroom, second bedroom and staircase leading to the first floor. The first floor itself offers a light and airy open plan living space enjoying a south facing aspect with spacious sitting/dining room with French doors and a Juliet balcony and kitchen with a range of fitted units and built-in oven and hob. An inner hall leads through to the main bedroom and a bathroom with over bath shower. Other benefits include double glazing and gas central heating.

Situation

The property is pleasantly situated just off the town centre offering incredibly easy access to a wide range of amenities. Just a short walk beyond is the pleasant Monkton Park with a nine hole golf course, riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station linking to the Georgian City of Bath in under a quarter of an hour, the commercial centres of Bristol and Swindon as well as London, Paddington in just over an hour.

Accommodation Comprising:

Entrance Hall

Double glazed entrance door. Double glazed window to front. Stairs to first floor. Wood laminate flooring. Coving. Door to Garage and Bedroom Two. Door to:

Cloakroom

Radiator. Vanity wash basin with cupboard under and tiled splashback. Close coupled WC. Wood laminate flooring.

Bedroom Two

Double glazed window to front. Radiator.

First Floor Landing

Opening to:

Sitting/Dining Room

Double glazed doors with Juliette balcony to front. Double glazed window to front. Two radiators. Storage cupboard. Door to Inner Hall. Coving. Door to:

Kitchen

Double glazed window to front. Gas fired boiler. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in four ring gas hob and electric oven with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

Inner Hall

Storage cupboard.

Bedroom One

Double glazed window to rear. Radiator. Built-in wardrobe.

Bathroom

Double glazed window to rear. Radiator. Panelled bath with chrome mixer tap, separate shower over and tiling to principal areas. Vanity wash basin with cupboard under and tiled splash back. Close coupled WC. Extractor. Shaver point.

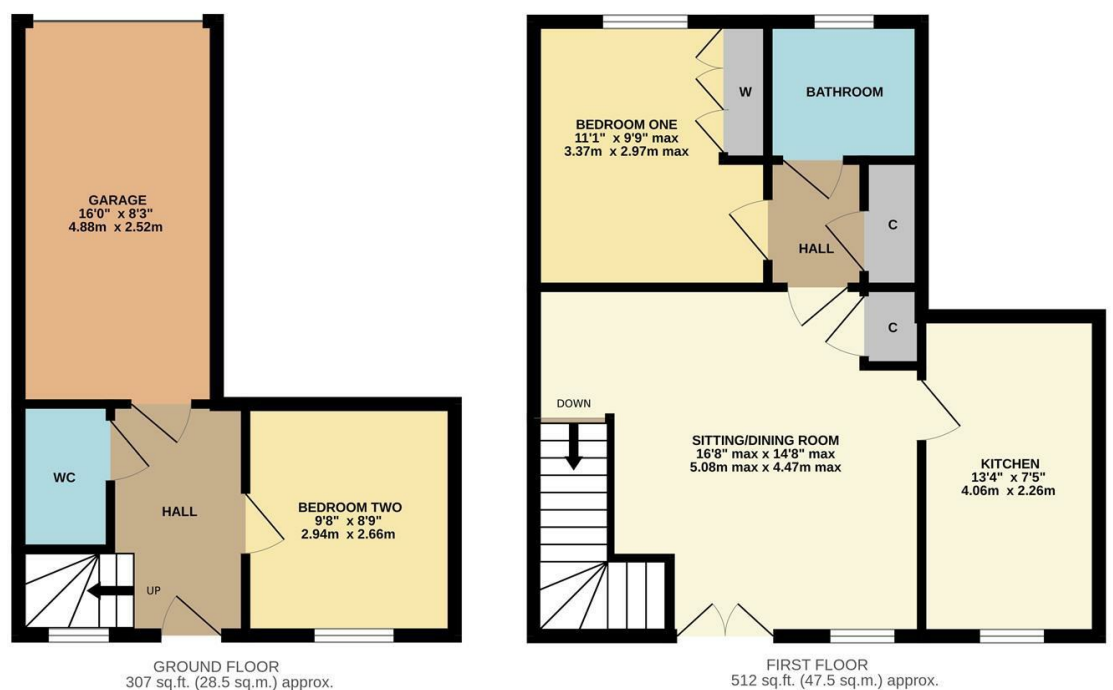
Single Garage

Up and over door to front. Power and light. Personal door leading to Entrance Hall.

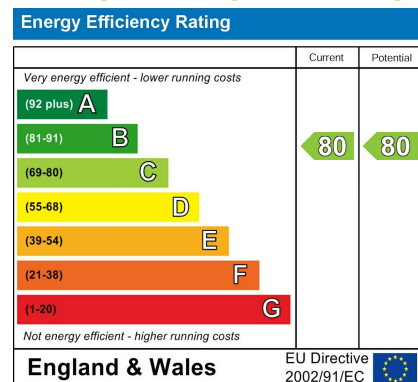
Directions

From the Market Place proceed past the Post Office and turn right at the mini roundabout into St Marys Street. Follow the road round to the left and proceed along the lane adjacent to Iceland Car Park into Chapel Mews.

TOTAL FLOOR AREA : 819 sq.ft. (76.1 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



Council Tax Band: C

Tenure: Leasehold

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