





7 Stockwood Road, Chippenham, SN14 0RY

A spacious and well presented two bedroom first floor flat located on the west side of Chippenham offering easy access to a wide range of amenities. The well appointed throughout the accommodation offers a spacious hallway, large sitting room, c.17' kitchen/dining room with an extensive range of fitted units and built-in hob and double oven, two double bedrooms both with storage alcoves a refitted shower room and separate WC. Other benefits include double glazing, electric heating with new electric heaters and there is ample on road parking available immediately to the front.

Situation

The property is Ideally situated on the western side of town with good access to primary and senior schools, together with local shops. M4 J.17 is c.4 miles north providing swift access to the larger centres of Bath, Bristol and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London, Paddington).

Accommodation Comprising:

Security Entrance system. Door to:

Communal Entrance

Stairs to first floor. Storage cupboard and meter cupboard. Door to:

Entrance Hall

Doors to all rooms. Airing cupboard. Telephone entry system.

Sitting Room

Double glazed window to front. Electric heater. Coving. Satellite Television point.

Kitchen/Dining Room

Two double glazed windows to rear. Range of cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in induction hob and double oven. Space and plumbing for automatic washing machine. Further appliance space. Heater. Coving.

Bedroom One

Double glazed window to front. Electric heater. Alcove with shelving. Wood laminate flooring.

Bedroom Two

Double glazed window to front. Electric heater. Alcove with shelving. Wood laminate flooring. Coving.

Shower Room

Obscure double glazed window to rear. Electric heater. Corner shower cubicle. Circular counter top wash basin with mixer tap. Tiling to principal areas. Tiled floor.

Separate WC

Obscure double glazed window to rear. Electric heater. Low level WC. Tiled floor.

Outside

Communal lawn area with drying area and bin storage area.

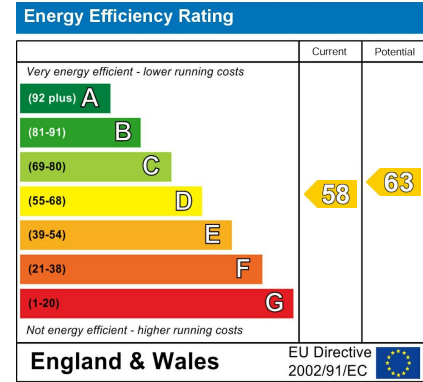
Parking

There is ample on road parking immediately to the front of the property.

Directions

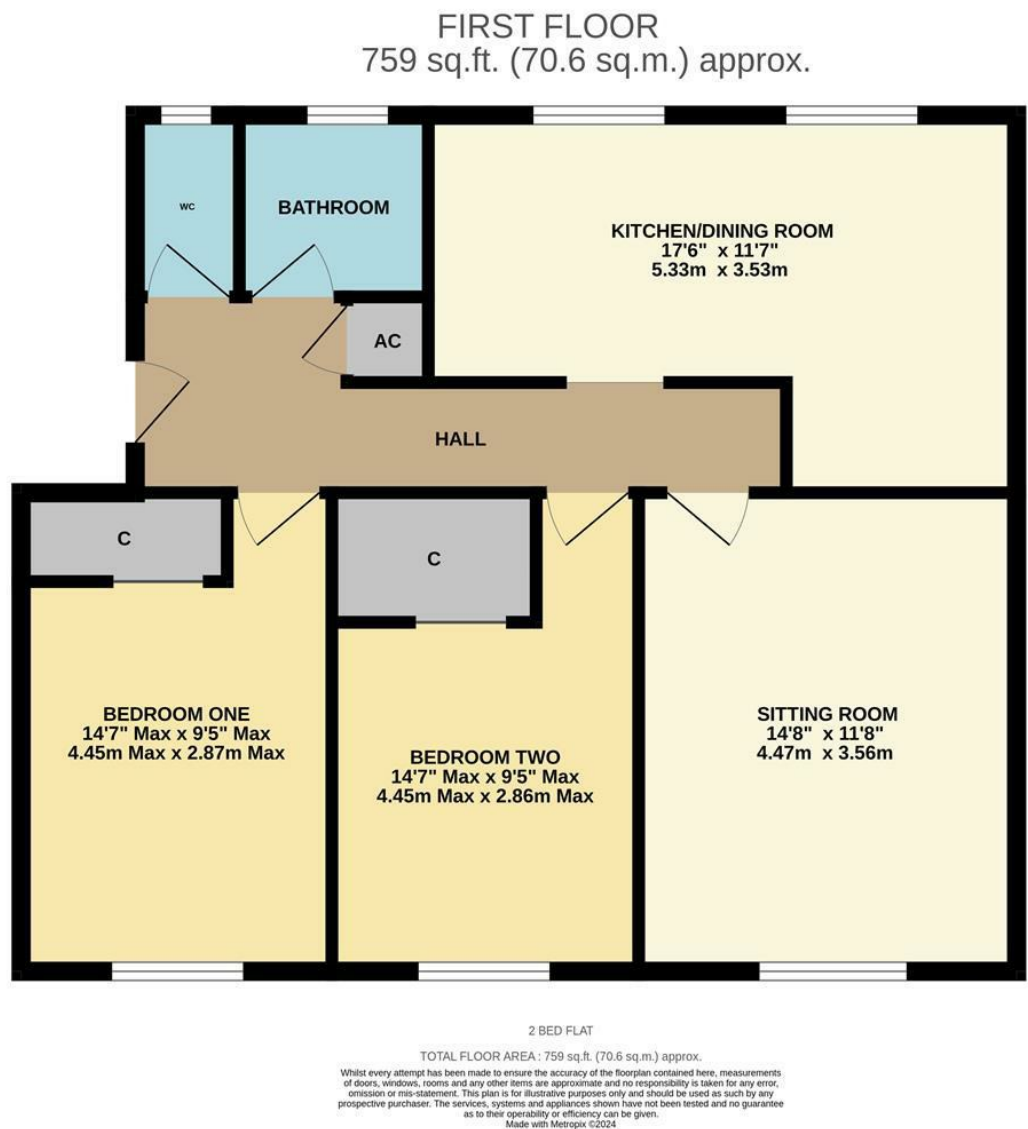
Take the A4 Bath Road out of Chippenham. At the roundabout by the Pheasant Pub turn right onto Hungerdown Lane. Take the third right into Ladyfield Road then first right into Lackham Circus. Turn right at the end of this road and the property can be found at the end of this road on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)