



7 Queens Square
Chippenham, SN15 3BL

GOODMAN WARREN BECK

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A modern two bedroom ground floor apartment conveniently located in a quiet small block to the rear of a purpose built complex within walking distance of the town centre and mainline station. Benefits include entrance hall, sitting room, kitchen with a range of fitted units and built-in oven and hob, two bedrooms and a newly fitted bathroom. Other benefits include UPVC double glazing, newly fitted thermostatic app controlled electric heaters throughout and allocated parking to the front.

GOODMAN WARREN BECK

64 Market Place

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£155,000

SITUATION

The property is conveniently situated within walking distance of the town centre, mainline rail station with access to London, Paddington c.1 hour, Monkton Park with its pitch and putt golf course, pleasant walks alongside the River Avon and the Olympiad Sports Centre. M4 J.17 is c.4 miles north.

ACCOMMODATION

Communal entrance door to communal entrance hall. Entrance door to:

RECEPTION HALL

Thermostatic electric heater. Wood effect laminate flooring. Telephone entry system.

SITTING ROOM

UPVC double glazed french doors with Juliet balcony to front. Thermostatic electric heater. Built in T.V storage unit with aerial point. Door to:

KITCHEN

UPVC double glazed window to front. Stainless steel single drainer sink unit with cupboard under. Rolled edge worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Built-in electric halogen hob and single oven with extractor hood over. Plumbing and space

for washing machine, fridge freezer and further appliance. Plinth heater with remote control. Tiled splashbacks.

BEDROOM ONE

UPVC double glazed window to rear. Hand made fitted wardrobes. Thermostatic electric heater. Beech laminate flooring. Airing cupboard housing newly fitted water tank and immersion heater with shelving over.

BEDROOM TWO

UPVC double glazed window to rear. Thermostatic electric heater. Beech laminate flooring. Hand made fitted storage cupboard.

BATHROOM

UPVC obscure double glazed window to side. Newly fitted white suite comprising extra wide shower cubicle with thermostatic mixer shower. Pedestal wash basin with chrome mixer tap. Close coupled WC. Electric towel radiator. Tiling to principal areas. Vinyl flooring.

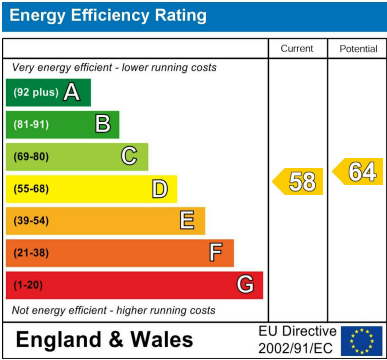
PARKING

Allocated space to front and further provision for visitors parking close by.

DIRECTIONS

From the town centre proceed up The Causeway and turn left at the roundabout into Queens Square. Follow the road around drive through the main square and follow the road around to the left where the property will be found in the bottom corner.

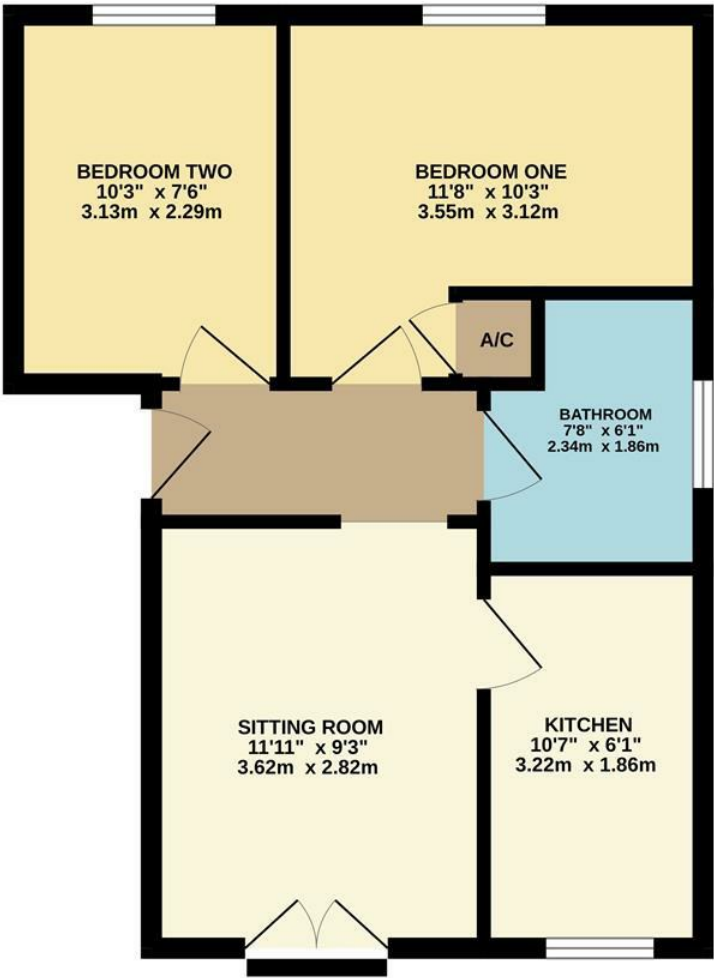
ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold

GROUND FLOOR



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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