



St. Mary Street  
Chippenham, SN15 3JF

GOODMAN WARREN BECK



# St. Mary Street, Chippenham, SN15 3JF

**NO ONWARD CHAIN!** A one bedroom ground floor maisonette ideally situated in the heart of the town centre offering easy access to the mainline station with the benefit of its own private garden. The accommodation offers a dual aspect open plan living space with a kitchen with a range of high gloss units and built-in oven and hob, double bedroom and a shower room. Other benefits include electric heating, wood effect flooring throughout and lawned garden.

**GOODMAN WARREN BECK**

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**£189,950**

## **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:**

Communal entrance door on St Mary Street leading to entrance hall which in turn leads through to the courtyard. Wooden stable door to:

## **SITTING ROOM**

Fitted door mat. Window to rear. Electric heater. Open plan to Kitchen.

## **KITCHEN**

Range of matching wall and base units with worksurface over. Built-in oven and hob with extractor over. Stainless steel sink unit with stainless steel mixer tap. Door to:

## **BEDROOM**

Wooden door. Spot lights. Electric heater. Door to opening to outside.

## **SHOWER ROOM**

Wooden door. Fully tiled. Close coupled WC. Shower cubicle with electric shower. Electric heater.

## **COMMUNAL GARDEN**

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.

## **AGENTS NOTE**

The photographs were taking before the current occupants moved in.

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS

TOTAL FLOOR AREA : 482 sq.ft. (44.8 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: A

Tenure: Leasehold

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