



14 Lodge Road, Chippenham, SN15 3SY

NO ONWARD CHAIN! An extremely spacious and well presented modern first floor apartment situated above the local shops on the Pewsham development providing easy access to a range of amenities. The accommodation benefits from two large double bedrooms with the master having built-in wardrobes, modern bathroom with a white suite and over bath shower, kitchen/breakfast room with a range of fitted cupboards, utility/study area and exceptionally spacious nearly 20' x 20' dual aspect sitting/dining room. Other attributes include uPVC double glazing and gas radiator central heating.

Situation

The Pewsham development is situated on the eastern side of the town and benefits from numerous amenities to include a nursery and junior schools, doctors surgery, vets, public house, community centre, general stores etc. The town centre is c.1 mile with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to Swindon, Bristol, Bath etc.

Communal Entrance

UPVC obscure double glazed entrance door to:

Communal Hall

Staircase to first floor providing access to two apartments only. No 14 is on the right. Entrance door to:

Entrance Lobby

Radiator. Karndean flooring. Cloaks hanging space to side with shelving over. Through to:

Entrance Hall

Karndean flooring. Access to insulated roof space. Airing cupboard. Doors to:

Sitting/Dining Room

Dual aspect with large picture window to front and window to side. Radiator. Karndean flooring. Contemporary style wall mounted electric fire. Dado rail. Door to:

Kitchen/Breakfast Room

Window to side. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with

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tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space for cooker with gas and electric points. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing Baxi gas fired boiler supplying radiator central heating and hot water. Dado rail.

Utility/Store

Worksurface with space for tumble dryer under under and shelving over.

Bedroom One

14'11" x 9'1"
Window to rear. Radiator. Built-in double wardrobe.

Bedroom Two

14'11" x 9'4"
Window to rear. Radiator.

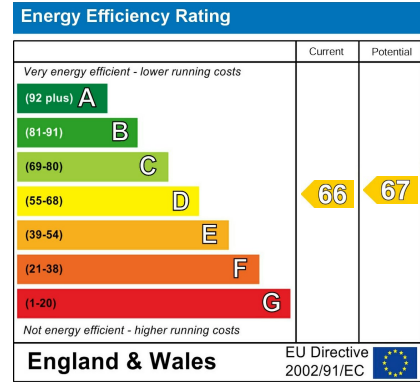
Bathroom

7'2" x 5'10"
Modern white suite. Radiator. Panelled bath with chrome mixer tap, shower over with folding shower screen. Pedestal wash basin. Close coupled WC. Extractor fan. Wall mounted cupboards with shelving. Tiling to principal areas. Light and shaver point.

Directions

From our office proceed up The Causeway over the roundabout into London Road. On the outskirts of the town turn right at the roundabout into Pewsham Way, take the first right into Lodge Road. At the roundabout turn left pass the school and left into the car park by the shops. The property will be found above the shops and accessed via an entrance door between the chinese and Hair salon.

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)