



3A Hill Rise  
Chippenham, SN15 1AT

GOODMAN WARREN BECK



# 3A Hill Rise, Chippenham, SN15 1AT

A two bedroom ground floor maisonette located on the northern side of Chippenham within walking distance to local amenities. The accommodation comprises of a good size sitting room, opening into the Kitchen. Two bedrooms and a bathroom. There is garden to the front of the property and driveway at the rear. The property is in need of updating.

## GOODMAN WARREN BECK

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£119,950

### SITUATION

The property is situated in a mature popular area on the northern side of the town, close to a local shop, senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.½ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

### ACCOMMODATION COMPRISING:

#### CANOPIED PORCH

Entrance door to:

#### SITTING ROOM

Double glazed window to front. Wood laminate flooring. Coving. Doorway to Inner Hall. Door way to:

#### KITCHEN

Double glazed window to front. Drawer and cupboard base units with matching wall mounted cupboards. Single bowl single drainer stainless steel sink unit with tiled splashback. Space and plumbing for automatic washing machine.

#### INNER HALL

Doors to:

### BEDROOM ONE

Double glazed window to rear. Wood laminate flooring.

### BEDROOM TWO

Double glazed window to rear. Cupboard housing hot water tank.

### BATHROOM

Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Fully tiled walls. Tiled floor. Extractor fan.

### OUTSIDE

#### FRONT GARDEN

Area of lawn enclosed by timber fencing.

#### REAR GARDEN

The rear garden is shared between the ground floor flat and the first floor flat. There is a small access strip, parking space and area of garden to the rear of the property. The remaining garden is for the first floor flat.

### DIRECTIONS

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the

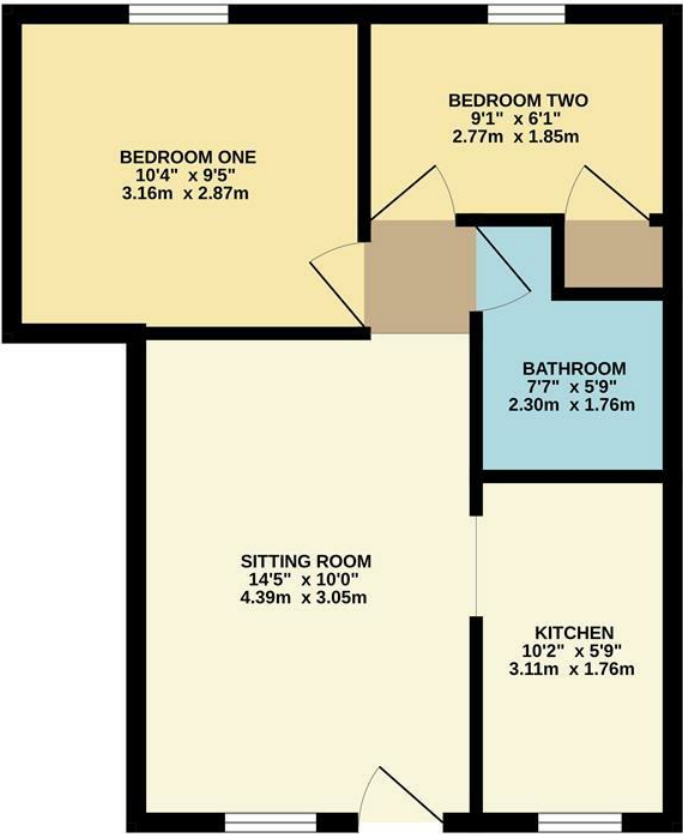
roundabout onto Malmesbury Road and take the first right into Greenway Lane. Follow this road along, passing a shop on your left hand side and the turning into Hill Rise will be found shortly afterwards on your right. The property can be found after a short distance on your left hand side.

### AGENTS NOTE

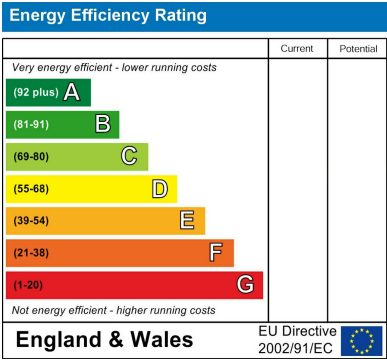
This property is currently holds a Freehold Title. The new buyers will be required to have a new 999 year lease with nil Ground Rent and Service charge granted on completion enabling the Title to be changed to Leasehold.

We have been advised that a buyer could anticipate an additional £500 or so in legal fees for this new lease and the Land Registry fee is slightly higher at £250.

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Freehold

TOTAL FLOOR AREA : 410 sq.ft. (38.1 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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