



25 Louise Rayner Place, Chippenham, SN15 3BU

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
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£198,000

A modern top floor two bedroom apartment ideally situated within a short walk of the town centre and mainline station with the unusual added benefit of a tandem double garage. The well presented accommodation offers a sitting room, kitchen with a range of fitted units and built-in oven and hob, two bedrooms and bathroom. Other benefits include double glazed sash windows and gas central heating.

Situation

The property is located just a few minutes walk from the town centre and the mainline station is c.12 minutes walk away. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and M4 motorway are easily accessed via Junction 17 a few miles north of the town.

Communal Hallway

Main entrance door. Rear bin storage area with communal outside tap. Stairs rising to second floor landing with door to:

Entrance Hall

Telephone entry system. Radiator. Access to part boarded roof space with ladder and light. Cupboard housing hot water tank. Storage cupboard. Central heating thermostat. Doors to:

Sitting Room

Sloping ceiling. Sealed unit double glazed sash window to front. Radiator. Feature electric fireplace with wooden surround and mantle. Television, sky television and two telephone points. Door to:

Kitchen

Sloping ceiling. Sealed unit double glazed sash window to front. Radiator. Single bowl single drainer stainless steel sink unit with chrome mixer tap and cupboard base unit under. Rolled edge work surfaces to sides with drawer and cupboard base units under and tiled splash backs. Built-in gas hob and electric oven with extractor over. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom One

Sloping ceiling. Sealed unit double glazed sash window to rear. Radiator.

Bedroom Two

Sloping ceiling. Sealed unit double glazed sash window to rear. Radiator.

Bathroom

Radiator. Panelled bath with shower over and tiling to principal areas. Counter top circular wash basin with chrome mixer tap. Close coupled WC. Shaver point. Tiled floor.

Outside

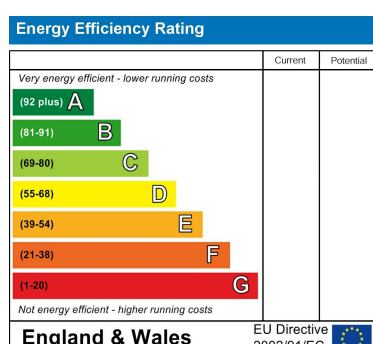
Tandem Double Garage

Sealed unit double glazed sash window to front. Up and over door.

Directions

From our office proceed along Timber Street, turning right at the junction into Gladstone Road. Turn first left into Flowers Yard and turn right into Louise Rayner Place. The property will then be found on the left hand side.

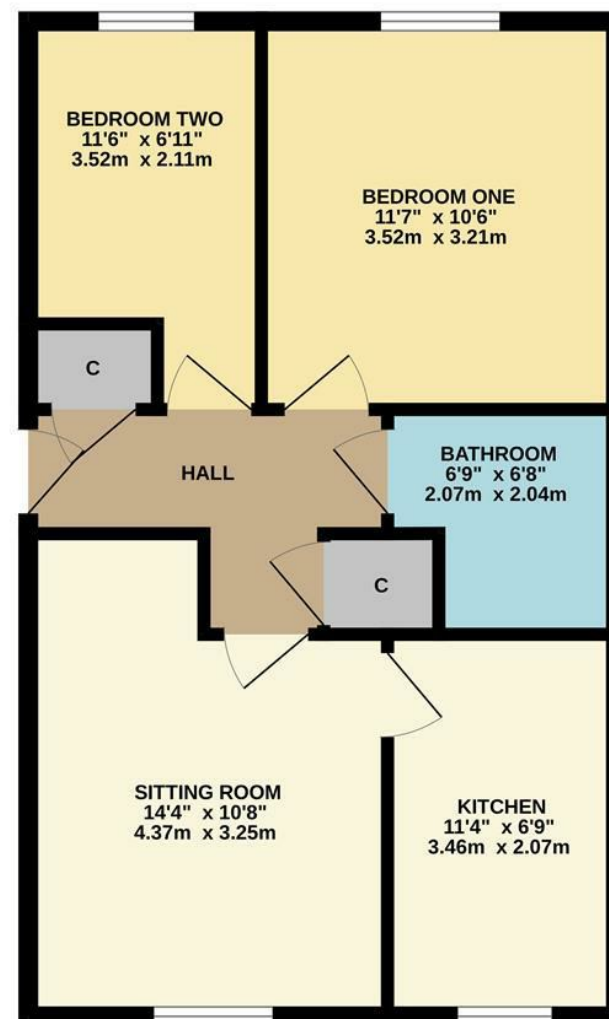
ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold

SECOND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 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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