

for sale

£160,000



## Need Crescent Chippenham SN14 0HT

A well-presented second-floor two-bedroom apartment situated in a convenient location on Need Crescent, Chippenham.

The property comprises a spacious entrance hallway, open-plan living and dining area, and a modern fitted kitchen. No Onward Chain.



# Neeld Crescent Chippenham SN14 0HT

## Description

A well-presented second-floor two-bedroom apartment situated in a convenient location on Neeld Crescent, Chippenham.

The property comprises a spacious entrance hallway, open-plan living and dining area, and a modern fitted kitchen with ample cupboard space and work surfaces. There are two bedrooms, including a generous main bedroom and a second bedroom suitable for guests, children, or use as a home office. The accommodation is completed by a family bathroom fitted with a bath and shower.

The apartment benefits from double-glazed windows, gas heating and a secure communal entrance. Its first-floor position offers good natural light and privacy.

Located within easy walking distance of Chippenham town centre, the property provides excellent access to local shops, cafés, and amenities, as well as Chippenham railway station, offering direct links to Bath, Bristol, and London Paddington. Road links to the A4 and M4 are also easily accessible.

Ideal for professionals, couples, small families, or as a buy-to-let investment.



## Accommodation

### Entrance Hall

Entrance door to front. Doors to all rooms. Two storage cupboards.

### Sitting Room

Window to front.

### Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Window to rear.

### Bedroom One

Window to rear.

### Bedroom Two

Window to front. Built in cupboard.

### Bathroom

Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower attachment. Window to rear.

### Outside

Useful Outbuilding/Storage cupboard.





Total floor area 83.5 m<sup>2</sup> (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM304858 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 10.00

Ground Rent: 92.60

**view this property online [connells.co.uk/Property/CHM304858](https://www.connells.co.uk/Property/CHM304858)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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