OVER 30 YEARS OF MOVING PEOPLE

ATWELL MARTIN ESTATE AGENTS







Morse Close, Chippenham

Price Guide £165,000

This well-presented two-bedroom first-floor apartment is pleasantly situated within the popular Pewsham development, to the south-east of Chippenham town centre, and is offered to the market with no onward chain.

The well-planned accommodation is thoughtfully arranged and comprises a communal entrance hall leading to the main hallway, a good-sized sitting room with an opening through to the dining area and kitchen, two generous double bedrooms and a bathroom.

Externally, the property enjoys access to a good-sized, well-maintained communal garden, with an enclosed bin store to the rear of the apartments. The communal areas are well cared for, and the property also benefits from the provision of parking for two vehicles to the front.

Pewsham is a popular residential area offering a good range of local amenities, including a doctors' surgery, primary school, public house and a shopping parade with a convenience store, chemist and takeaway. Chippenham town

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. 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 the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - £xxxx.xx Ground Rent - £50.00 Length of Lease 125 years from xxxx



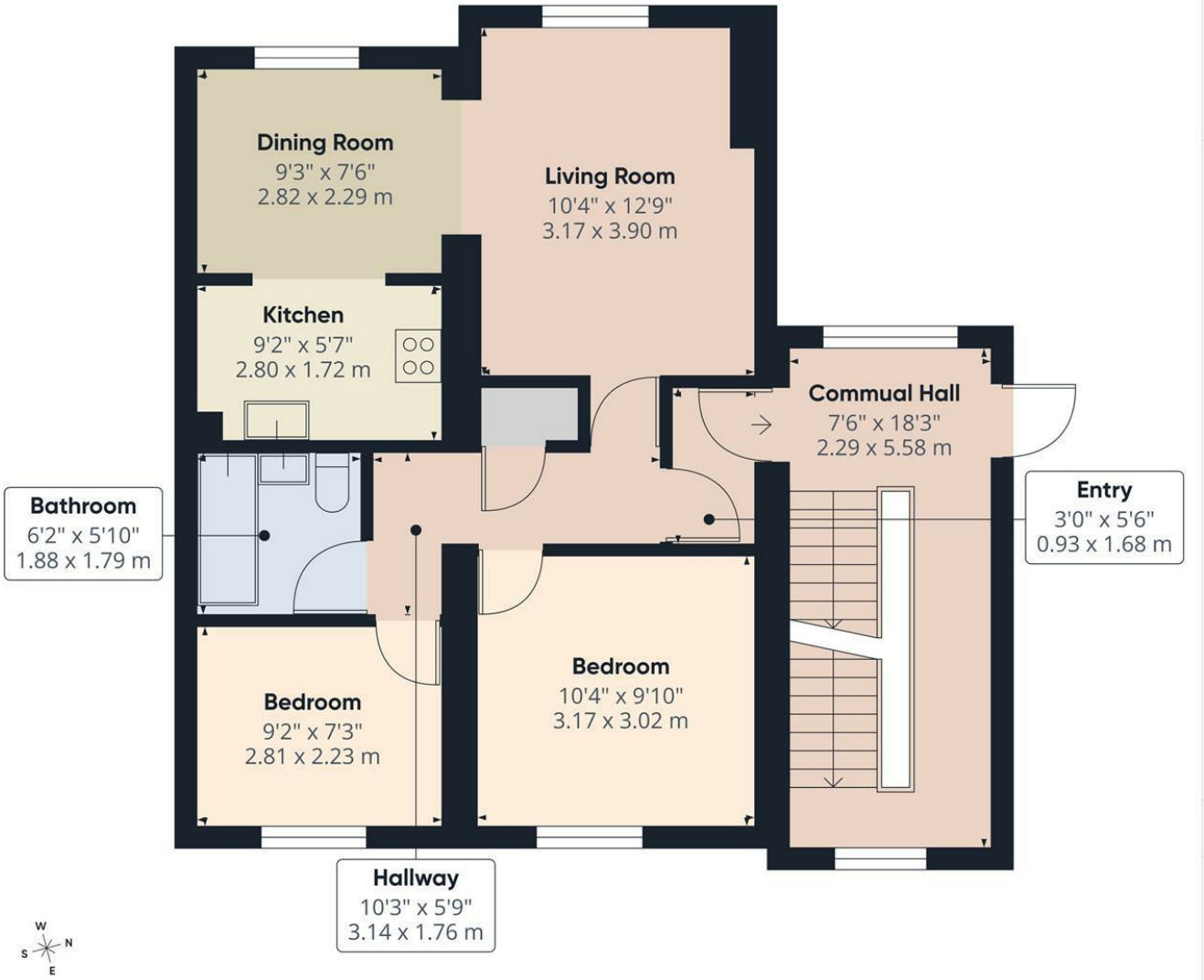


ATWELL MARTIN
ESTATE AGENTS









Atwell Martin

Approximate total area(1)

623 ft²

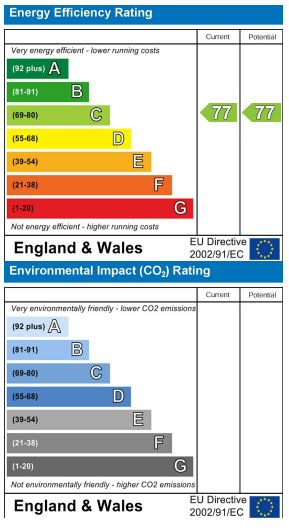
57.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

chippenham@atwellmartin.co.uk

Tel: 01249 447777