

for sale

£260,000



## Little Ridings Malmesbury Road Chippenham SN15 1PZ

Set in a private location off Malmesbury Road, is this well presented TWO BEDROOM property situated in a convenient location for all local amenities including the Town Centre and mainline Railway station



# Little Ridings Malmesbury Road Chippenham SN15 1PZ

## Description

Set in a private location off Malmesbury Road is this well presented TWO BEDROOM property situated in a convenient location for all local amenities including the Town Centre and mainline Railway station. The property comprises a spacious Entrance Hall, open plan Lounge/Dining Room, Kitchen and Conservatory to the Ground Floor whilst to the First Floor there are Two Bedrooms and a Bathroom. Enclosed gardens to the rear and allocated parking. VIEWING RECOMMENDED.



## Ground Floor

### **Hallway**

Stairs to First Floor. Doors to Cloakroom and Lounge.

### **Cloakroom**

window to front. Suite comprising low level WC and wash hand basin.

### **Lounge**

Built in cupboard. TV point. Double doors to Kitchen/Diner. Patio doors to Conservatory.

### **Kitchen/Diner**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Window to rear.

### **Conservatory**

Glazed construction with door to side.

## First Floor

### **Landing**

Doors to all rooms.

### **Bedroom One**

Window to front. Built in wardrobes.

### **Bedroom Two**

Built in wardrobes. Window to rear.

### **Bathroom**

Three piece suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Window to rear.

## Outside

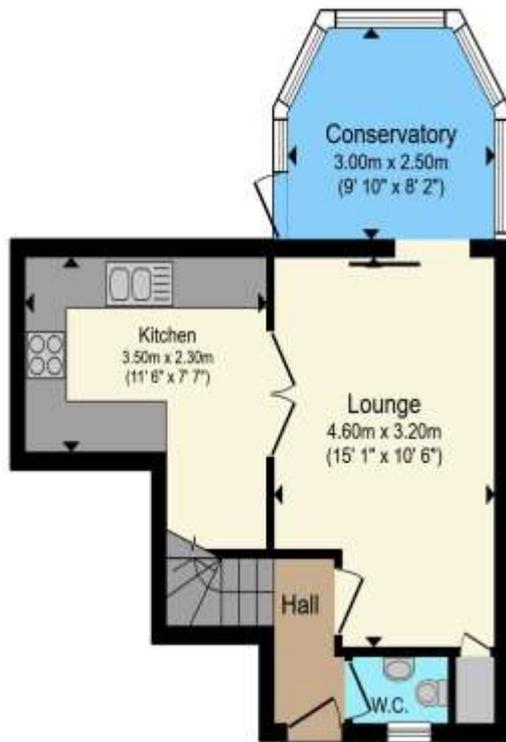
### **Front**

Driveway parking for several vehicles.

### **Rear Garden**

Fully enclosed. Mature garden, mainly laid to lawn with trees and shrubs.





**Ground Floor**



**First Floor**

Total floor area 65.6 m<sup>2</sup> (706 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](http://www.propertybox.io)



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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306441 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/CHM306441](http://connells.co.uk/Property/CHM306441)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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