Field View

Chippenham SN15 2QU

A spacious TWO BEDROOM first floor home conveniently situated off the town centre close to parkland, shops, several bars & restaurants and mainline railway station. This turn key home would be an ideal first time or investment purchase and sold with the added benefit of no onward chain. Accommodation comprises 4m x 4m lounge/dining room, modern kitchen, modern bathroom, large walk-in storage cupboard and additional cupboards. Benefits include UPVC double glazing, gas central heating, secure entry system, communal parking and gardens. Viewing is highly recommended.

Guide Price £140,000

ACCOMMODATION

All measurements are approximate

Hallway

Obscured glazed entry door. Radiator. Entry phone. Smoke alarm. Fuse box. Heating controls. Large walk-in storage cupboard with coat hooks and light. Two additional cupboards with hanging rail and shelving. Doors off and into:

Lounge/Dining Room

15'5" x 13'8" (4.72 x 4.18)
UPVC double glazed window to the front. Radiator. Television and telephone points. Obscured internal window and door to the:

Kitchen

11'9" x 7'3" (3.60 x 2.22)
UPVC double glazed window to the side. Radiator. Range of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit. Gas cooker with stainless steel extractor hood over. Washing machine and fridge/freezer included. Wood effect flooring.

Bedroom One

13'10" x 8'7" (4.22 x 2.64)
UPVC double glazed window to the side. Radiator.

Bedroom Two
9'8" x 7'6" (2.95 x 2.30)
UPVC double glazed window to the rear. Radiator.

Bathroom
Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush.

EXTERNALLY

Communal Gardens with benches and seating.

Communal Parking

LEASEHOLD:
125 years from 29th July 1991 - 92 years remaining

GROUND RENT:
£10 per annum
Ground Rent Review Period & Increase to be confirmed

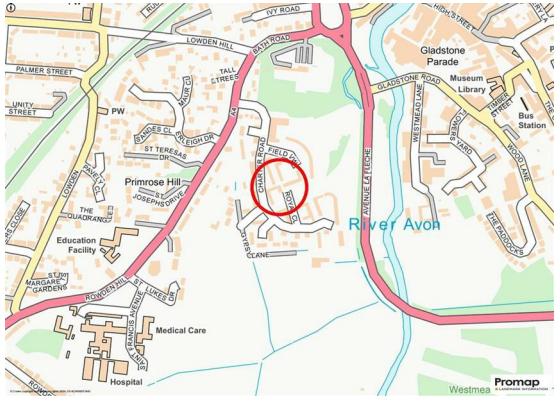
SERVICE CHARGE:
£116.10pcm

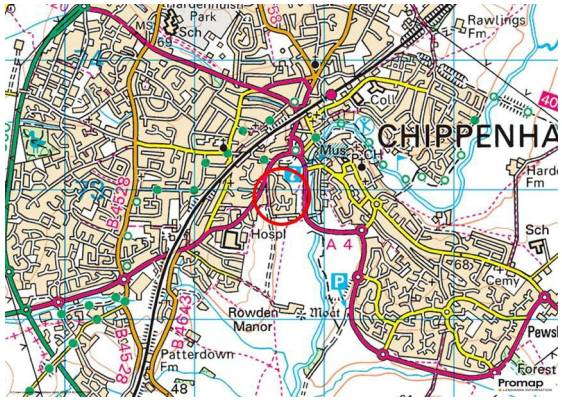
Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **C**

First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)

Total area: approx. 63.4 sq. metres (682.3 sq. feet)





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.