



📍 18 Louise Rayner Place, Chippenham, Wiltshire, SN15 3BU

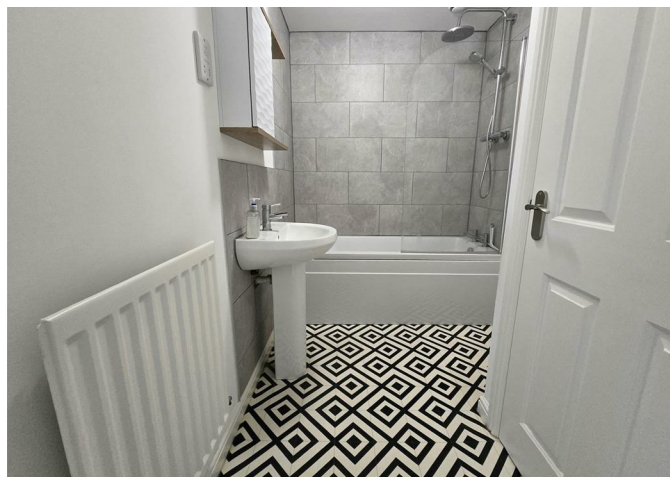
🏠 £169,500

A modern, and recently upgraded, two bedroom, first floor apartment which is superbly positioned in the heart of Chippenham town centre, with an allocated parking space and within walking distance of the train station and amenities. Offered with No Onward Chain.

- Modern First Floor Apartment
- Two Bedrooms
- No Onward Chain
- Sitting / Dining Room
- Separate Fitted Kitchen, with New Flooring
- Upgraded, Contemporary Bathroom
- Allocated Off-Road Parking Space
- Close To The Train Station & Town Centre Amenities
- Perfect First Time Purchase
- Ideal Investment Opportunity

🏠 Leasehold

🏠 EPC Rating C



A modern, and recently upgraded, first floor apartment which is superbly positioned in the heart of Chippenham town centre, and within walking distance of the railway station and all of the towns amenities. The property would make the perfect first time purchase, or investment buy, and is offered with the benefit of No Onward Chain.

The accommodation briefly comprises; communal entrance hall, entrance hall, sitting / dining room, fitted kitchen with newly appointed flooring, two bedrooms and a brand new, contemporary bathroom. The property benefits from neutral décor, double glazing, gas central heating and an allocated off-road parking space.

The property would make a potential income of approximately £11,400 per annum, based on current rental market conditions.

Situation

The property is situated in a central location within easy walking distance of the town centre and all amenities to include a mainline railway station (London-Paddington 65 mins), a public library, a sports centre and a bus station. Chippenham also offers excellent primary and secondary schooling together with further education provided by Chippenham Technical College. The M4 motorway at Junction 17, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band; B

Leasehold

Mains Gas, Electricity, Water & Drainage

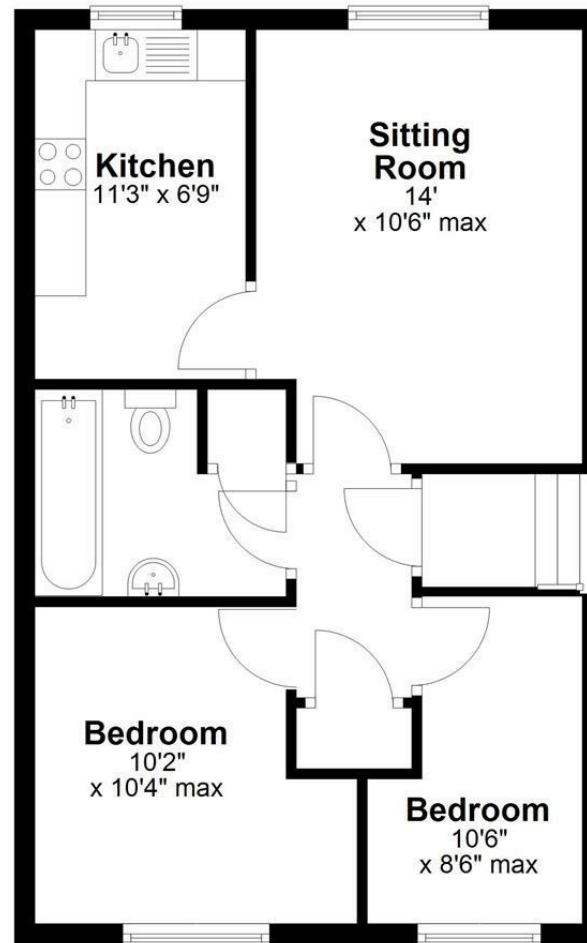
Gas Central Heating

EPC Rating; C



First Floor

Approx. 514.1 sq. feet



Total area: approx. 514.1 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.