



**London Road, Chippenham, Wiltshire, SN15 3AL**

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## London Road, Chippenham, Wiltshire, SN15 3AL

Recently refurbished to a high standard is this Grade II Listed three-bedroom Town House located within close proximity to the town centre, mainline railway station and other local amenities. The accommodation comprises, kitchen/diner, lounge, master bedroom with en-suite, two further bedrooms and family bathroom. Further benefits include gas central heating, outbuilding and long garden. There is on street parking to the front of the property. RESTRICTIONS: NOT AVAILABLE FOR PETS

- SORRY NO PETS
- AVAILABLE AUGUST 2025
- CLOSE TO TOWN CENTRE, MAIN LINE RAILWAY & LOCAL AMENITIES
- GAS CENTRAL HEATING
- ON STREET PARKING

£1,350 pcm



### **KITCHEN/BREAKFAST ROOM**

11' 3" x 9' 6" (3.43m x 2.90m) With windows overlooking the entrance to the property and garden, the kitchen is with fitted wall mounted and floor cupboards with work surfaces over. Space for fridge/freezer, space and plumbing for washing machine, space for cooker and hob, space for a breakfast table, stainless steel sink and drainer with mixer tap, radiator and tiled flooring.

### **LOUNGE/DINER**

15' 5" x 15' 1" (4.72m x 4.60m) With windows to front elevation, there is no shortage of character in this lounge, with a substantial wooden ceiling beam and a feature brick fireplace with mantle, wall mounted radiator, under stairs storage cupboard. Stairs rising to the first floor, newly carpeted.

### **FIRST FLOOR STAIRS/LANDING**

Hand rail and carpeted. Doors off.

### **BEDROOM ONE**

16' 6" x 8' 7" (5.03m x 2.62m) With window to front elevation with blind, radiator and carpeted

### **ENSUITE**

Newly fitted with shower cubicle with shower over, w.c, wash hand basin with storage below, heated towel rail, tiled splashbacks and tiled flooring

### **SHOWER ROOM**

Windows with blinds overlooking the rear, shower cubicle with shower over, w.c, pedestal wash hand basin, tiled splashbacks, tiled flooring, heated towel rail.

### **SECOND FLOOR STAIRS/LANDING**

Carpeted, window to rear, storage cupboard housing boiler.

### **BEDROOM TWO**

11' 3" x 8' 0" (3.45m x 2.44m) With window to front elevation, radiator and carpeted.

### **BEDROOM THREE**

11' 3" x 8' 0" (3.45m x 2.46m) With window to front elevation, built in wardrobe, radiator and carpeted.

### **EXTERNALLY**

Access is via the rear of the property, patio area, door to outbuilding with window, the garden is mainly laid to lawn with surround by small stone walling and space for bins.

### **COUNCIL TAX**

Band 'B'

### **FEES**

A holding deposit of 1 week's rent of £310.00 is applicable

Rent is paid per calendar month in advance  
A deposit of 5 week's rent £1,557.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

EPC Not required.





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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.