

for sale

£230,000



## Foundry Lane Chippenham SN15 1JB

This Two bedroom apartment is situated in the town centre of Chippenham and across the road from the Bristol to London train line. The property has two double bedrooms with ensuite to the master, a built in wardrobe, open plan Kitchen living room and a Utility Room.



# Foundry Lane Chippenham SN15 1JB

## Accommodation

Stylish Two-Bedroom Flat in a Prime Chippenham Location - Foundry Lane

Located in the heart of Chippenham on the ever-popular Foundry Lane, this well-presented two-bedroom flat offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient base with fantastic transport links.

Tucked away in a sought-after residential area, the flat combines modern living with easy access to local amenities. Chippenham's vibrant town centre is just a short walk away, offering a wide range of shops, cafés, supermarkets, and restaurants. The nearby Olympiad Leisure Centre and Monkton Park provide green spaces and recreational facilities for all ages.

Commuters will appreciate the superb connectivity. Chippenham railway station is within walking distance, providing regular direct services to Bath, Bristol, and London Paddington. For those travelling by car, the A4 and A350 are easily accessible, and the M4 motorway (Junction 17) is just a short drive away, making this an ideal location for accessing the wider South West region and beyond.



## Entrance Hallway

Entrance door to front. Doors to all rooms.

## Lounge/Kitchen/Diner

Two windows to side. Door and window to rear. TV point.

## Kitchen Area

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Integrated fridge/freezer.

## Utility Room

Plumbing for washing machine.

## Bedroom 1

Window to side. Built in wardrobe. Door to Ensuite.

## Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Tiled floor. Part tiled walls.

## Bedroom 2

Window to side.

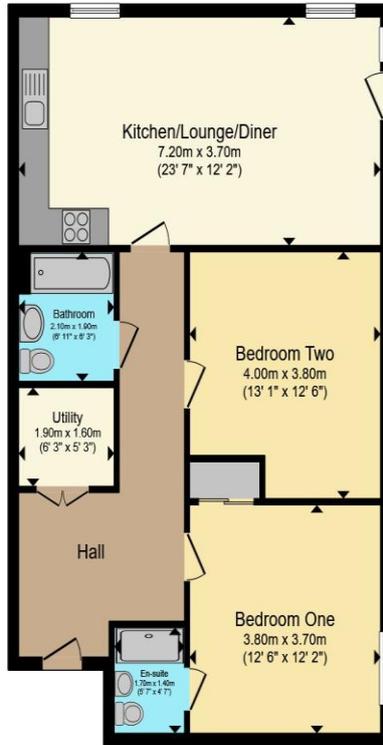
## Bathroom

Three piece suite comprising low level WC, wash hand basin and panelled bath. Part tiled walls. Tiled floor.

## Outside

Allocated parking.





**Floor Plan**

Total floor area 81.2 m<sup>2</sup> (874 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



To view this property please contact Connells on

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306523 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1300.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/CHM306523](https://www.connells.co.uk/Property/CHM306523)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2020. 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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