



**27 Stockwood Road, Chippenham, SN14 0RY**

**£144,500**

Located on the western side of Chippenham Town Centre, a two bedroom ground floor flat. The Accommodation briefly comprises: Entrance Hallway, Living Room, Kitchen / Diner, two bedrooms, bathroom and separate W.C. The property benefits from double glazing and gas central heating.

### **Entrance Hallway**

Front door leads into hallway, two built in cupboards, radiator.

### **Living Room 14'3" x 11'9" (4.34m x 3.58m)**



Double glazed window, radiator.

### **Kitchen / Diner 17'09" x 11'07" max (5.41m x 3.53m max)**



Two double glazed windows, work tops with a range of cupboards and drawers, inset sink unit, space for cooker, cooker hood, plumbing and space for washing machine, space for dining table and chairs.



### **Bedroom One 10'09" x 9'03" (3.28m x 2.82m)**



Double glazed window, hanging space, radiator.

**Bedroom Two 11'09" x 9'06" (3.58m x 2.90m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, bath with mixer/spray shower attachment, hand basin, radiator.

**Separate W.C.**

W.C, radiator.

**Tenure**

GOV.UK advise Leasehold 125 years from 1999.

Maintenance £1,005.74.

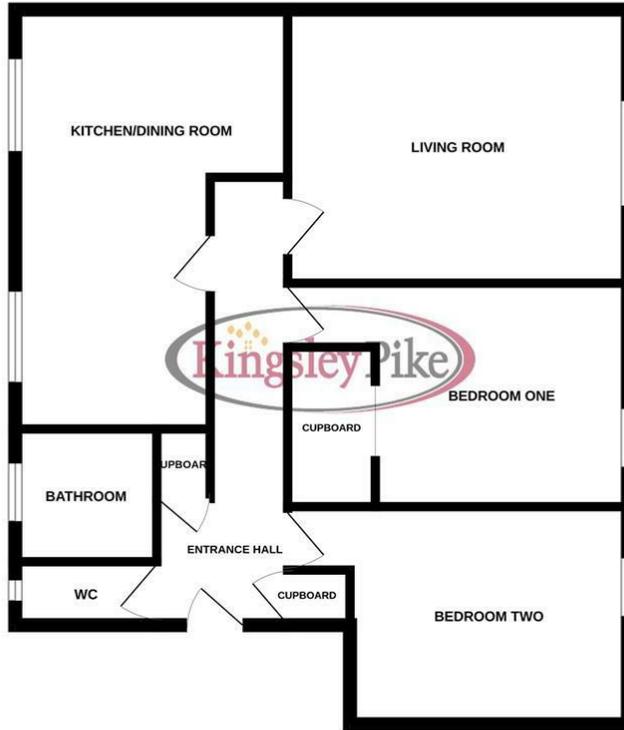
Ground Rent £10.00.

**Council Tax Band**

GOV.UK advise band A

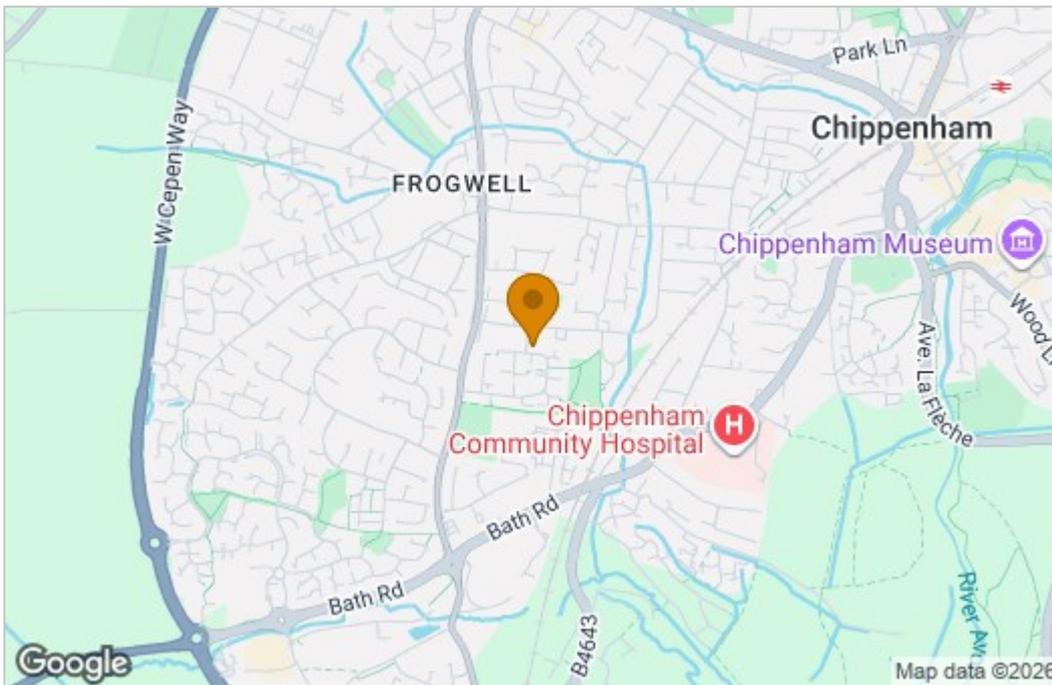
# Floor Plan

## GROUND FLOOR

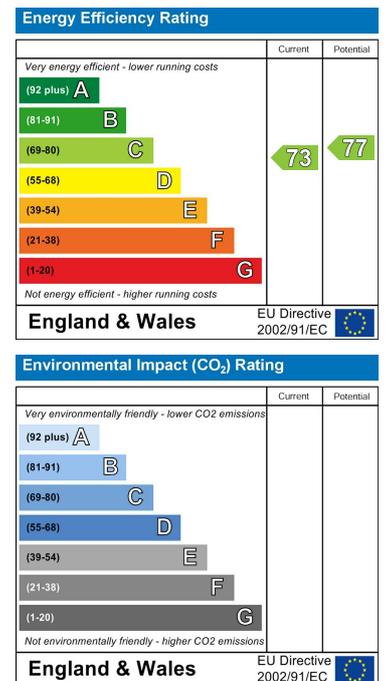


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix F3206

# Area Map



# Energy Efficiency Graph



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.