



Westminster Gardens, Chippenham, Wiltshire, SN14 0DF

**michael
antony**

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COMING SOON! Two bedroom terraced property located a short distance from the town centre of Chippenham, and local amenities. The accommodation comprises: lounge, kitchen, two bedroom and bathroom. Further benefits include: gas central heating, uPVC double glazing, off road parking to the rear, enclosed rear garden, garden to the front and parking. NOT AVAILABLE FOR PETS. AVAILABLE END OF JANUARY, BEGINNING OF FEBRUARY.

- NOT AVAILABLE FOR PETS
- AVAILABLE END OF JAN/BEG FEB
- GAS CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- PARKING
- UPVC DOUBLE GLAZING THROUGHOUT

£1,150 pcm



ENTRANCE PORCH

uPVC front door from footpath, leads into the entrance porch, with door to lounge, wall mounted fuse board and laminate flooring.

LIVING ROOM

14' 3" x 9' 11" (4.34m x 3.02m) uPVC double glazed window to front, stairs to first floor, wood effect laminate flooring. Door to kitchen.

KITCHEN/DINER

12' 8" x 9' 10" (3.86m x 3m) uPVC double glazed window and door to rear, range of wall and base units with contrasting worktops over, stainless steel sink and drainer with mixer tap over, built in electric oven and hob with extractor over, space and plumbing for washing machine, tiled flooring.

BEDROOM ONE

12' 7" x 8' 2" (3.84m x 2.49m) uPVC double glazed window to rear, wood effect laminate flooring.

BEDROOM TWO

9' 6" x 8' 7" (2.9m x 2.62m)plus recess uPVC double glazed window to front aspect, built in wardrobe and shelving, wood effect laminate flooring.

STAIRS & LANDING

Carpeted.

BATHROOM

White suite comprising: new panelled bath, new taps with shower over, low level WC. pedestal wash hand basin with new taps, part tiled walls, new extractor fan, new tiled flooring.

EXTERNALLY

Rear garden mainly laid to lawn with patio area and pathway to wooden gate and parking space.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent, £265 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent, £1,326 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 ORDERED

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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.