

117a Wood Lane, Chippenham, SN15 3EA

Asking Price £140,000

DANIEL JONES
PROPERTIES

Bedrooms: 2
Bathrooms: 1
Receptions: 1

Situated along a popular street approximately half a mile from Chippenham High Street, this two double bedroom ground floor apartment offers easy living for those looking to downsize, as well as providing a great first home for those looking to take their first steps onto the property ladder. Built in 1983, this two double bedroom home has been tastefully improved by the current owners and benefits from private (plus allocated guest) parking, in addition to a useful communal rear garden and a useful private secure store room at the front.

Upon entering, a glazed and enclosed entrance porch provides a convenient space for coats and shoes before leading into the heart of the home, where a well-proportioned 15-foot sitting/dining room welcomes you in. Providing ample space to host and relax, this reception room flows through to a modern kitchen which comes with some fitted appliances ready for immediate use. There are two comfortable double bedrooms, both benefiting from substantial, high-quality fitted wardrobes, offering ample storage. The second bedroom uniquely features a stable door, providing direct access to the outside rear of the building. The recently re-modelled shower room that serves these bedrooms is a contemporary space, designed with the flexibility to re-fit a bath if desired, further to the heated towel rail, sink, W.C, and shelving units currently in situ.

Externally, the property benefits from a private parking space located at the rear, complemented by additional allocated guest spaces for visitors to share. A modest but useful communal lawned rear garden offers a pleasant outdoor area for residents to utilise, whether reading a book in the sun, or using the space to dry washing outside in the warmer months. At the front, a secure private store room adds further utility.









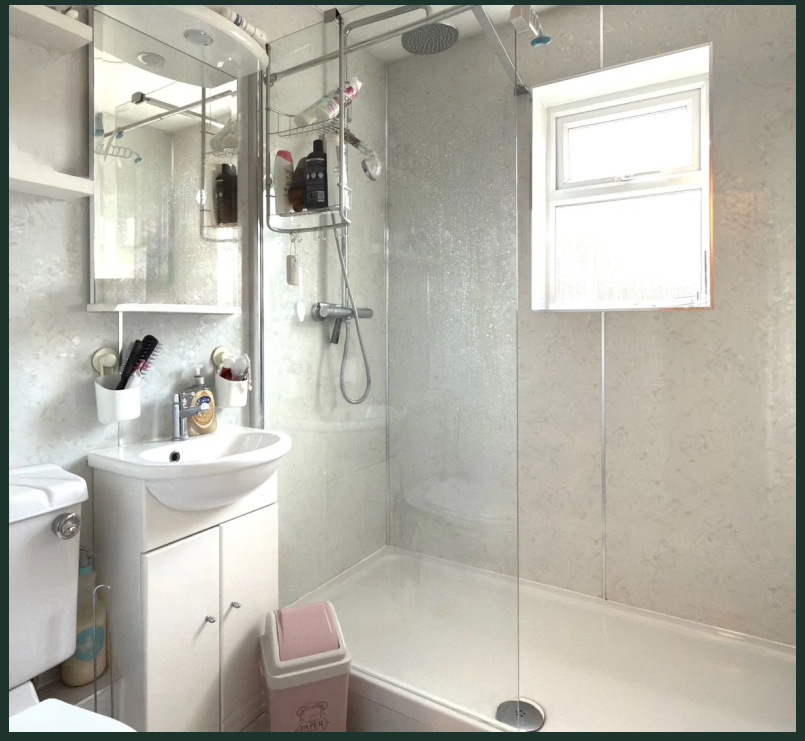
The property is situated in an established part of Chippenham, within easy reach of the town centre and its amenities. Everyday shopping needs are catered for by nearby Co-op, Tesco and Sainsbury's stores, alongside a range of cafés, takeaways, public houses and community facilities, with local bus services also available. John Coles Park and Monkton Park are also a short walk away, offering green spaces, riverside walks and recreational facilities. The Olympiad Leisure Centre has a gym, swimming pool and sports courts, while nearby clubs offer opportunities to enjoy football, rugby, athletics and bowls. Families are well served by primary and secondary schools, including St Paul's Primary School, Ivy Lane School, Hardenhuish School and Sheldon School, all within approximately one mile. Transport links include Chippenham Railway Station, with direct mainline services to London in under an hour and connections across the West Country. The M4 corridor is also a short drive away. Nearby attractions include the historic villages of Castle Combe & Lacock, offering countryside walks and National Trust days out, as well as Bowood House.

Additional Information:
Tenure: Leasehold Ground Floor Apartment
Remaining Years Left On Lease:
Approximately 999 Years From 1983
Management Fee: Approx. £600 Per year
Management Company: Layzell Property Management LTD
Council Tax Band: A
EPC Rating: C (75) / Potential: C (76)
Mains gas fired radiator central heating
Mains electricity / Mains water
Mains drainage / Double glazing

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.









Ground Floor Flat
Heat-Loss Perimeter: 21.3m ... 70ft

Total Area: 51.1 m² ... 550 ft² (excluding porch, store)

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