



📍 59 Roman Way, Chippenham, SN15 3TJ

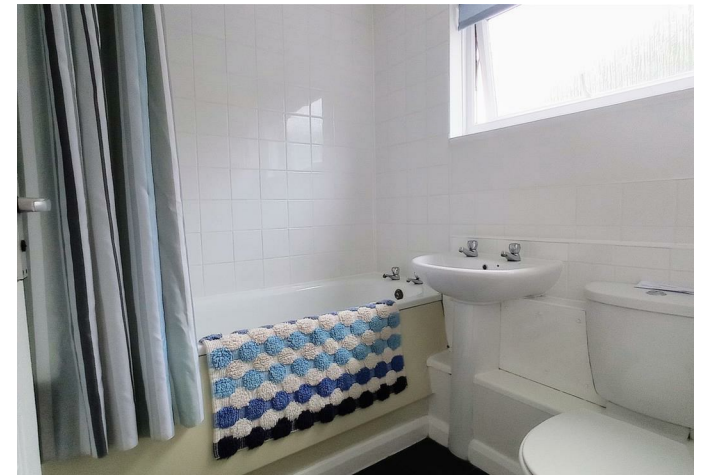
🔗 Offers In Excess Of £125,000

A modern one bedroom ground floor flat, with its own private entrance, front garden area, and off-road parking; superbly positioned on the popular Pewsham development, and offered with the benefit of No Onward Chain.

- Modern, Ground Floor Flat
- Private Entrance
- One Double Bedroom
- Well-Presented Throughout
- Modern Kitchen & Bathroom
- Off-Road Parking
- No Onward Chain
- UPVC Double Glazing
- Courtyard Front Garden with Outside Storage Cupboard
- Popular Pewsham Development

🏠 Leasehold

🏠 EPC Rating C



Very well presented, one bed ground floor apartment with it's own private entrance, front garden, and allocated off-road parking, on the popular Pewsham development. Offered with No Onward Chain.

**Private Entrance into Lobby**

- Coat hooks and large coir matting

**Lounge 16'0" x 9'3" (4.88m x 2.81m)**

- Wood effect laminate flooring, electric thermostatically controlled High Heat Retention Wi-Fi enabled Storage Heater, feature fireplace, smoke detector, TV & telephone points, uPVC double glazed window to the front.

**Kitchen 9'3" x 5'10" (2.83m x 1.78m)**

- Wood effect laminate flooring, matching white base and wall units, black speckled work surfaces, single stainless steel sink, space and plumbing for washing machine, space for full height fridge/freezer. Freestanding cooker and uPVC double glazed window to the front.

**Bedroom 12'0" x 10'10" (Max) (3.66m x 3.31m)**

- Wood effect laminate flooring, electric wall mounted low energy electric radiator, large under stairs storage cupboard and uPVC double glazed window to the rear.

**Inner Hall**

- Large heated towel rail and airing cupboard with hot water storage tank.

**Bathroom**

- White bathroom suite with WC, wash hand basin, bath with electric shower over, black tile effect laminate flooring, shaver point and uPVC double glazed obscure window to the side.

**Externally**

- Lockable storage cupboard. Low maintenance front garden laid to paving and gravel. Motion sensor light.  
- Allocated and marked parking space to the front of the property

**Situation**

Situated within the popular Pewsham development to the south of Chippenham, with local amenities including Lidl, Tesco Express, Doctors Surgery, Pharmacy, Chinese Takeaway and Public House. The town centre of Chippenham is a short distance away and offers a range of amenities, including high street retailers. In addition, there are supermarkets and retail parks within the town. There is a regular main line rail service from Chippenham to London (Paddington) and the West Country. The M4 motorway is easily accessed via Junction 17 a few miles north of the town and offers easy access to Bristol, Bath and Swindon. There is a bus stop nearby that offers regular bus links into town and the surrounding areas.

**Property Information**

Council Tax Band: A

Leasehold: 945 years remaining on lease, no service charges or ground rent. Deed of Variation to update a Tyneside / Criss Cross structure lease to current mortgage lender standards.

Mains Electricity, Water & Drainage

Electric Heating

EPC Rating; C





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