GOODMAN WARREN BECK

4 Louise Rayner Place
Chippenham

















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4 Louise Rayner Place, Chippenham, SN15 3BU

A modern ground floor two bedroom apartment ideally situated within a short walk of the town centre and mainline station offered for sale with NO ONWARD CHAIN and the benefit of an allocated parking space. The well presented accommodation offers an entrance hall with useful storage cupboard, sitting/dining room with feature fireplace, kitchen with a range of fitted units and built-in oven and hob, two bedrooms and a modern well appointed bathroom with a white suite and over bath shower. Other benefits include double glazed sash windows and gas central heating.

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£169,950

Situation
The property is located just a few minutes walk from the town centre and the mainline station is c.12 minutes walk away. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and M4 motorway are easily accessed via Junction 17 a few miles north of the town.

Accommodation Comprising:
Entrance door to:

Communal Hallway
Door to:

Entrance Hall
Storage cupboard. Cupboard housing hot water tank and immersion heater. Doors to:

Sitting/Dining Room
Double glazed sash window to front. Radiator. Feature electric fireplace. Door to:

Kitchen
Double glazed sash window to front. Radiator. Rolled edge worksurfaces with tiled splashbacks. Inset single bowl stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob with extractor over. Range of drawer and cupboard base units with matching wall mounted cupboards. Space and plumbing for automatic washing machine. Space for fridge/freezer. Cupboard housing gas fired boiler.

Bedroom One
Double glazed sash window to rear. Radiator.

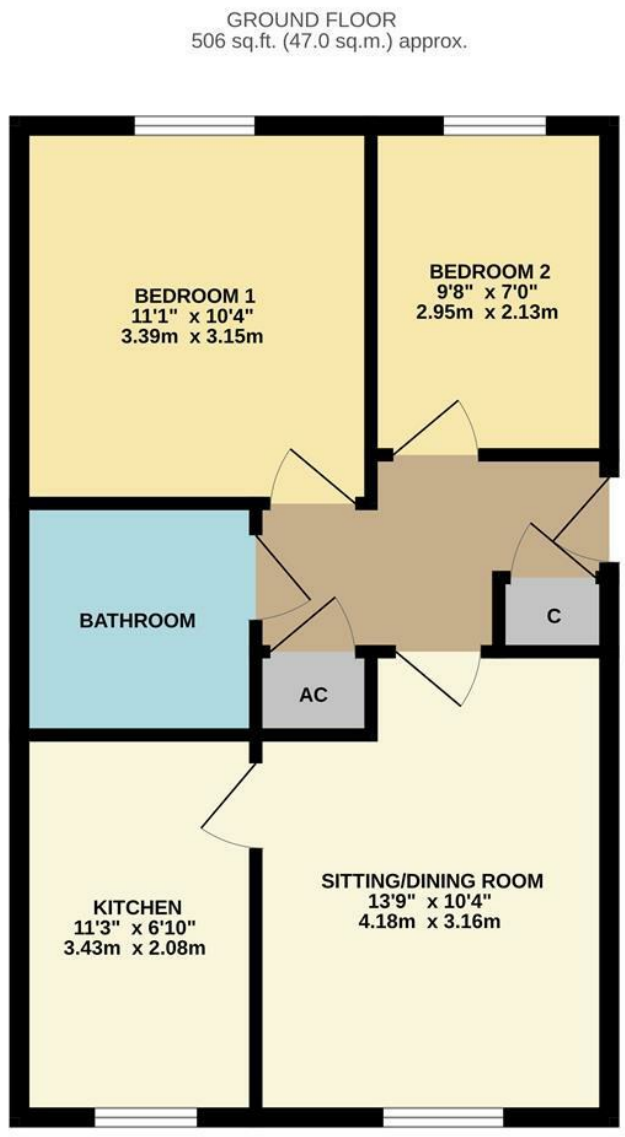
Bedroom Two
Double glazed sash window to rear. Radiator.

Bathroom
Panelled bath with shower over and tiling to principal areas. Pedestal wash basin with tiled splashbacks. Close coupled WC. Radiator. Shaver point.

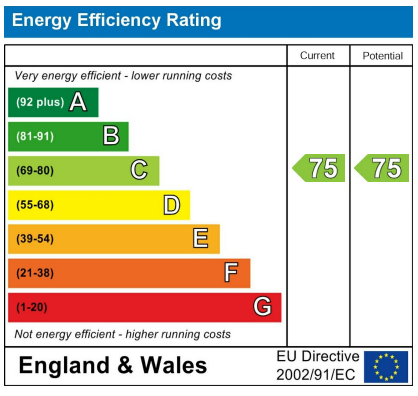
Outside

Parking
There is an allocated parking space to the rear of the property.

Directions
From our office proceed along Timber Street, turning right at the junction into Gladstone Road. Turn first left into Flowers Yard and turn right into Louise Rayner Place. The property will then be found immediately on the right hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold

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