



Chapel Mews, Chippenham, Wiltshire, SN15 3AU

**michael
antony**

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AVAILABLE IMMEDIATELY!! Situated in the town centre of Chippenham, close to the main line railway station, within walking distance of the bus station, and Olympia Leisure centre is this light and airy two bedroom Maisonette. The accommodation comprises of a large living area with Juliet Balcony, separate kitchen, bathroom, two bedroom, bathroom, downstairs cloaking, garage and visitor parking. Further benefits include uPVC double glazing and gas central heating.

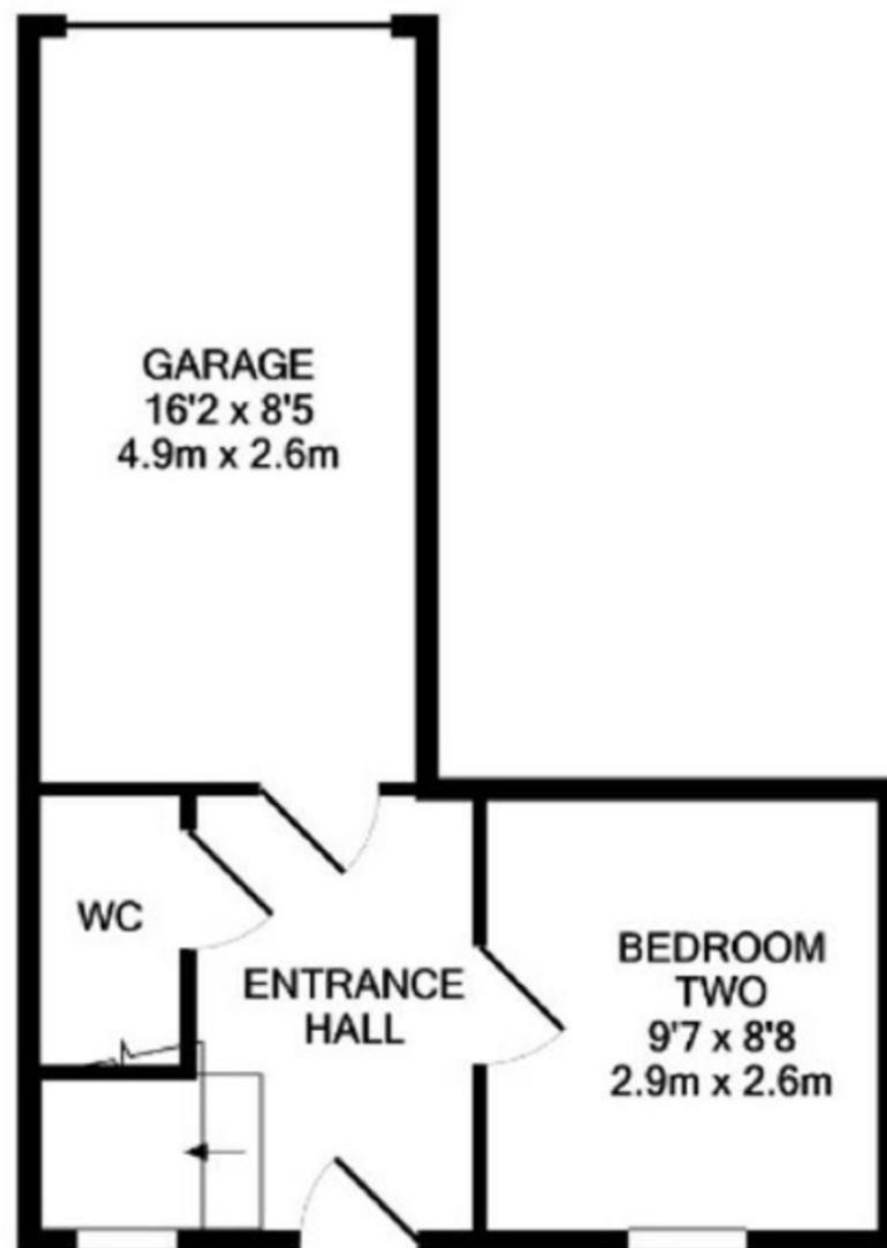
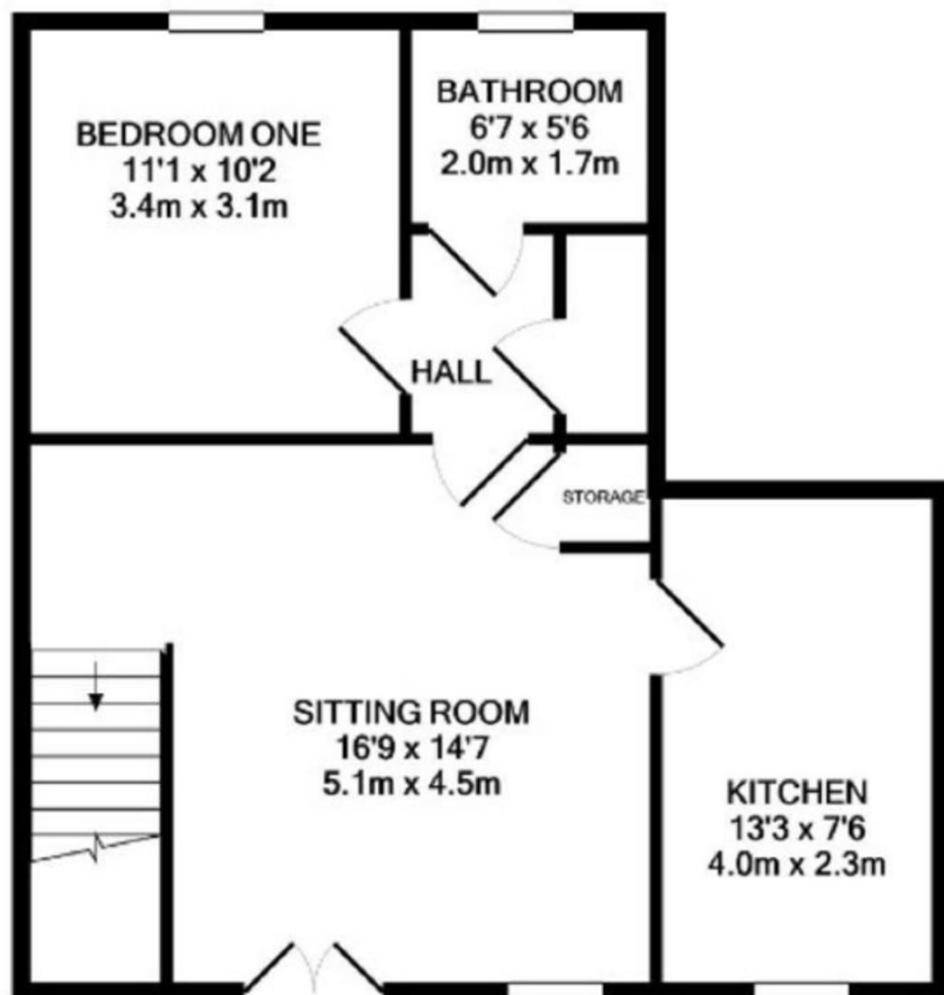
- AVAILABLE IMMEDIATELY
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO RAILWAY & BUS STATIONS
- GARAGE
- VISITOR PARKING
- EXCELLENT STORAGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

£1,250 pcm











64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

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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.

This two bedroom maisonette is conveniently situated just off the High Street in Chippenham Town Centre. The property is within walking distance of both the Railway and Bus stations and is close to the beautiful Monkton Park with Leisure Centre, Golf Course and riverside walks. The ground floor comprises of entrance hallway with doors to bedroom 2, cloakroom and garage. To the first floor is a spacious living room with Juliet Balcony and storage cupboard, a kitchen, inner hallway with a further storage cupboard, bedroom 2 and bathroom. Visitor parking. AVAILABLE IMMEDIATELY!!

ENTRANCE HALLWAY

Stairs to first floor. Doors to bedroom two, cloakroom and garage. Fitted ribbed matting. Radiator.

CLOAKROOM

WC, wash hand basin inset to vanity unit, radiator, vinyl flooring.

BEDROOM TWO

9' 7" x 8' 8" (2.92m x 2.64m) Window to front aspect, carpeted flooring, radiator.

FIRST FLOOR

Stairs from the ground floor leading into the living accommodation.

SITTING/DINING ROOM

16' 9" x 14' 7" (5.11m x 4.44m) Window to front aspect. French Doors to Juliet Balcony. Storage cupboard. Doors to kitchen and inner hallway. Carpeted flooring.

KITCHEN

13' 3" x 7' 6" (4.04m x 2.29m) Window to front aspect. Range of wall and base units with rolled edge work surfaces. Space and plumbing for washing machine and dishwasher, built in electric oven, gas hob and space for fridge freezer. Sink and drainer with mixer tap. Wall mounted boiler. Vinyl flooring.

INNER HALLWAY

Door to large storage cupboard, doors to bathroom and bedroom 1. Carpeted flooring.

BEDROOM ONE

11' 1" x 10' 2" (3.38m x 3.1m) Window to rear aspect. Carpeted flooring. Radiator.

BATHROOM

Window to rear aspect. Wash hand basin inset to vanity unit, bath with shower over, wc, vinyl flooring.

GARAGE

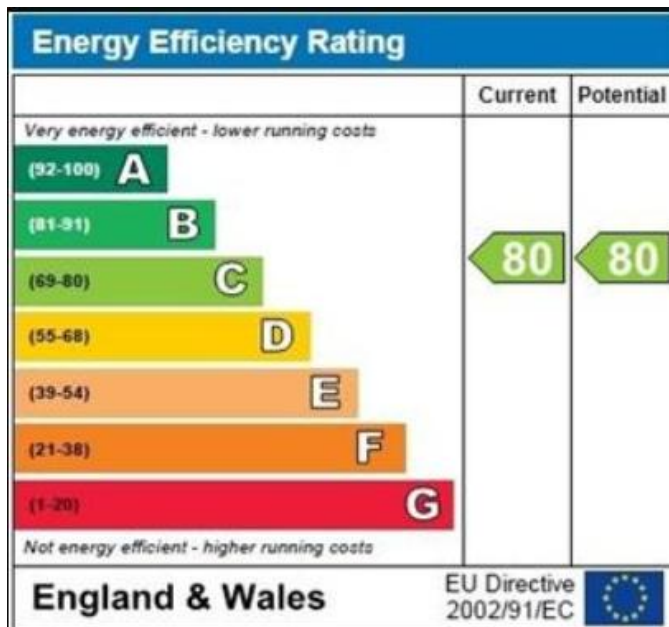
16' 2" x 8' 5" (4.93m x 2.57m) Access via rear courtyard. Up and over door. Tap, power and light. Internal door to hallway.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £287.00 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent of £1,442.00 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



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