

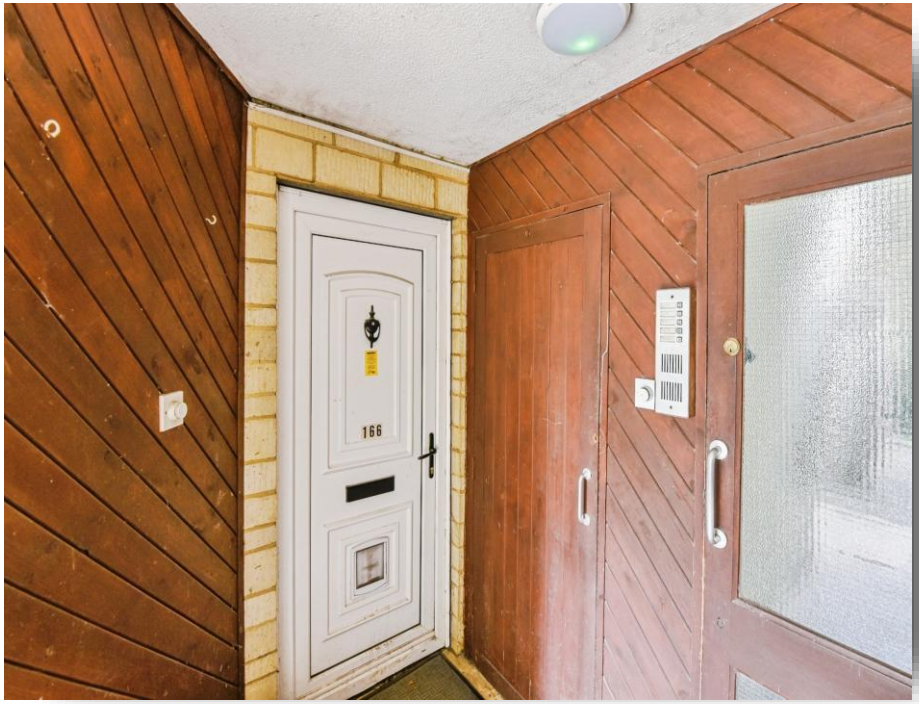
Charter Road, Chippenham SN15 2RJ

allen & harris

welcome to

Charter Road, Chippenham

A spacious two-bedroom ground floor flat on Charter Road, featuring a bright lounge, separate kitchen, two well-proportioned bedrooms and family bathroom. Benefits include private entrance and a convenient location close to local amenities. An ideal purchase for first-time buyers or investors.





An exciting opportunity to acquire this well-proportioned two bedroom ground floor flat ideally situated on Charter Road, benefiting from a private entrance and offering views to the rear onto an open green space.

The accommodation is thoughtfully arranged and offers a welcoming entrance hall leading to all principal rooms. At the heart of the home is a bright and spacious lounge, providing an excellent space for both relaxing and entertaining. The separate kitchen is neatly laid out with ample worktop and storage space, making it both practical and functional for everyday living.

The property boasts two well-sized bedrooms, including a generous main bedroom and a comfortable second bedroom, ideal for guests, a home office or additional living space. A family bathroom with a full-size bath and overhead shower completes the internal accommodation.

Offering approximately 52.4 sq. m (564 sq. ft) of living space, this ground floor flat is perfect for first-time buyers, downsizers or investors alike and further benefiting from allocated parking.

Located within easy reach of local amenities, transport links and Chippenham town centre, this property combines comfort, convenience and excellent value. Early viewing is highly recommended to fully appreciate all that is on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Family Bathroom

Allocated Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







welcome to

Charter Road, Chippenham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom ground floor flat
- Private entrance

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 570.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111530

The Property Ombudsman

Property Ref:
CHP111530 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

01249 655255

chippenham@allenandharris.co.uk

37 Market Place, CHIPPENHAM, Wiltshire, SN15 3HT

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.