



📍 38 Southmead, Chippenham, Wiltshire, SN14 0RU

🔗 Price Guide £137,000

OFFERED WITH NO ONWARD CHAIN-This spacious two double bedroom first-floor flat is quietly positioned on the west side of Chippenham, close to local amenities and within a short drive of the town centre and mainline railway station.

- Offered With No Onward Chain
- First Floor Flat
- Two Well-Proportioned Double Bedrooms with Similar Open Outlook
- Open-Plan Kitchen/Diner with Modern Fitted Kitchen
- Bright Sitting Room with Outlook Over Neighbouring Open Grassed Area
- Contemporary Bathroom with Shower Over the Bath
- Communal Off-Road Parking
- Convenient Access to Major Road Networks
- A Short Drive of the Town Centre & Mainline Train Station
- Ideal First-Time Buyer Purchase or Investment Opportunity

🏠 Leasehold

🏠 EPC Rating C



The accommodation is accessed via a secure communal entrance with stairs rising to the first-floor flat. On the communal landing, there is a useful storage cupboard. Inside, the property features a welcoming entrance hall and a stylish open-plan kitchen/diner with a modern fitted kitchen.

The sitting room enjoys a pleasant outlook across a neighbouring open grassed area, a view also shared by both well-proportioned double bedrooms. The accommodation is completed by a contemporary bathroom fitted with a shower over the bath.

Externally, the property benefits from a communal off-road parking area. Conveniently located within easy reach of major road networks, this property would make an ideal purchase for first-time buyers or an excellent investment opportunity.

#### **Situation**

The property is just a short distance away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band: C

Leasehold - Remainder of a 125 year lease which commenced in 1981. The service charge is approximately £66.00 per calendar month

Mains electricity, water and drainage

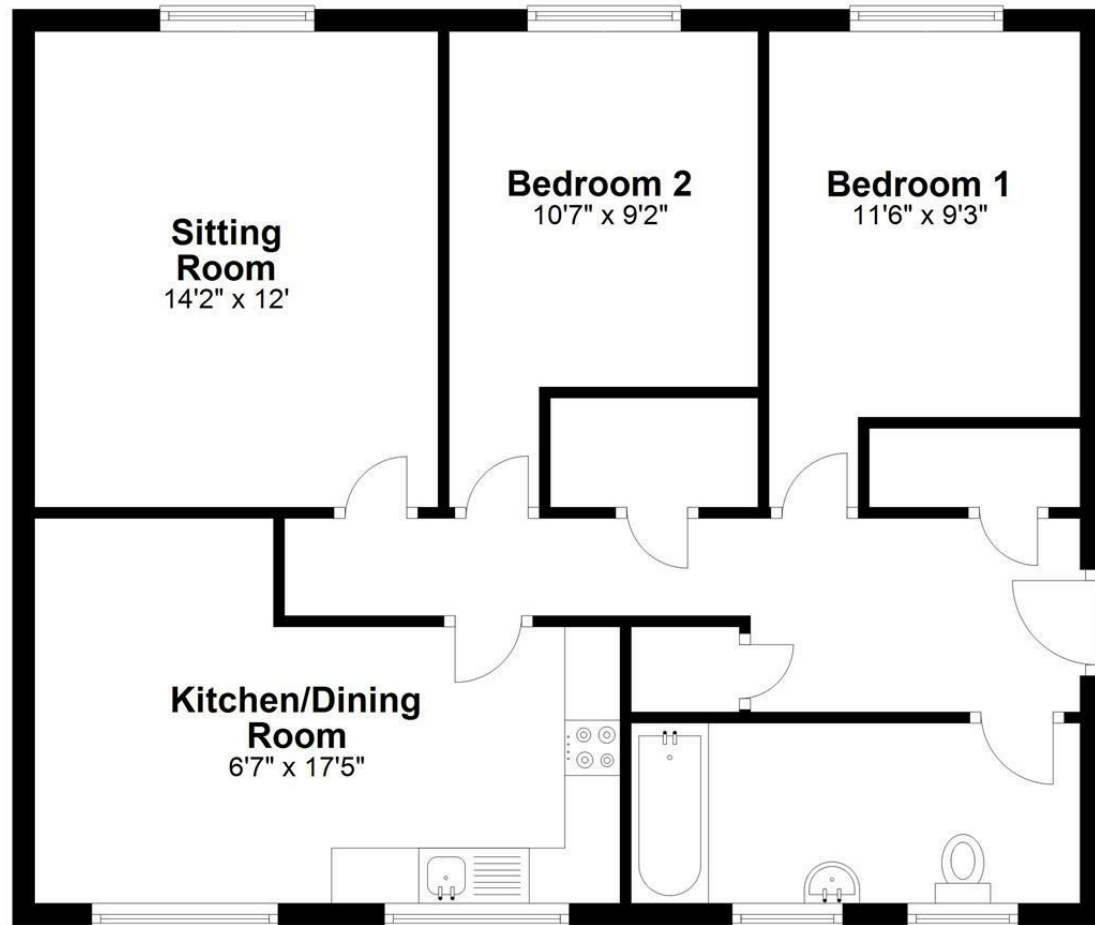
Electric heating

EPC Rating: C



## Ground Floor

Approx. 804.2 sq. feet



Total area: approx. 804.2 sq. feet

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