



Ryan Avenue, Chippenham, Wiltshire, SN14 0TB

**michael
antony**

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A light and airy, three double bedroom property with conservatory and garage with off road parking. The accommodation comprises, entrance hall, lounge/diner, kitchen, conservatory, two double and one single bedroom and bathroom. Further benefits include gas central heating and the property is within easy access to local primary school and local amenities. Restrictions: NO PETS.

- SORRY NO PETS
- CLOSE TO PRIMARY SCHOOLS & LOCAL AMENITIES
- GARAGE WITH OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING THROUGHOUT

£1,500 pcm



ENTRANCE HALL

Long footpath leads to front door, which in turn leads into the entrance hall. Storage cupboard housing gas meter and carpet. Fuse board, stairs rising to first floor.

LOUNGE/DINER

11' 9" x 20' 3" (3.585m x 6.177m) Double glazed window to front with blind, 2 x radiators, carpet, under-stairs storage cupboard.

CONSERVATORY

Double glazed patio doors leads to the conservatory of double glazed construction.

KITCHEN

8' 6" x 7' 5" (2.600m x 2.273m) Double glaze window to rear, space and plumbing for washing machine, space for fridge/freezer, brand new electric oven with gas hob and chimney style extractor hood over, vinyl flooring.

STAIRS/LANDING

Storage cupboard housing Worcester boiler, carpet.

FAMILY BATHROOM

8' 4" x 5' 5" (2.543m x 1.672m) Obscure double-glazed window to front, brand new bathroom suite comprising bath with shower over, tiled splashbacks, wash hand basin with storage below, w.c, vinyl flooring.

BEDROOM TWO

9' 4" x 9' 3" (2.857m x 2.824m) Double glazed window to front, radiator and carpet.

BEDROOM ONE

10' 8" x 8' 11" (3.256m x 2.726m) Double glazed window to rear, radiator, carpet.

BEDROOM THREE

7' 7" x 8' 9" (2.322m x 2.674m) Double glazed window to rear, radiator, carpet.

EXTERNALLY

To the front of the property is a long footpath and long garden, mainly laid to lawn and surrounded with hedging and shrubs.

There is access to the rear with a gate that leads into the patio area.

There is a garage with brand new up and over door and off road parking outside the garage.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £345.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,730.00 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.