



Sorrel Drive, Chippenham, Wiltshire, SN14 6XN

**michael
antony**

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****AVAILABLE IMMEDIATELY**** Set in a cul-de-sac location is this light and airy TWO DOUBLE BEDROOM property within close proximity of local supermarket and schools, easy access to M4,A350, A4 and A420, has been newly decorated and carpeted. The accommodation comprises: Entrance Hall, Lounge/Diner, Downstairs WC, Two Double Bedrooms and Bathroom. Further benefits include gas central heating, uPVC double glazing, two off road parking spaces and enclosed rear garden.

- AVAILABLE IMMEDIATELY
- NEWLY DECORATED AND CARPETED
- CLOSE TO LOCAL AMENITIES
- CLOSE PROXIMITY TO PRIMARY AND SECONDARY SCHOOLS

£1,250 pcm



ENTRANCE HALL

Front door leads into the entrance hall with tiled flooring, fuse board, radiator, door to downstairs wc, door to kitchen, door to lounge and stairs rising to the first floor.

LOUNGE/DINER

15' 9" x 12' 0" (4.807m x 3.679m) A spacious lounge, with patio doors to rear garden, storage cupboard, radiator and carpet.

KITCHEN

9' 10" x 5' 8" (3.014m x 1.740m) With uPVC glazed window to the front elevation, range of wall and floor units with work surfaces over, space for tall fridge/freezer, space and plumbing for washing machine, electric oven with gas hob and extractor hood over and vinyl flooring.

DOWNSTAIRS WC

4' 11" x 2' 8" (1.501m x 0.818m) With obscure glazed window to the front elevation, w.c, wash hand basin, radiator and vinyl flooring.

BEDROOM ONE

12' 0" x 9' 10" (3.675m x 3.003m) With uPVC glazed window to the rear elevation, radiator and carpet.

BATHROOM

6' 0" x 5' 7" (1.844m x 1.723m) White suite comprising of paneled bath with shower over, w.c, pedestal wash hand basin, tiled splash-backs from floor to ceiling and vinyl flooring.

BEDROOM TWO

12' 0" x 9' 5" (3.675m x 2.880m) With uPVC glazed window to the front elevation, storage cupboard, radiator and carpet.

EXTERNALLY

At the front of the property there are two off road parking spaces.

To the rear there is patio doors that lead to the decking, lawned area, shed and rear access, enclosed by fencing.

COUNCIL TAX

Band 'C'

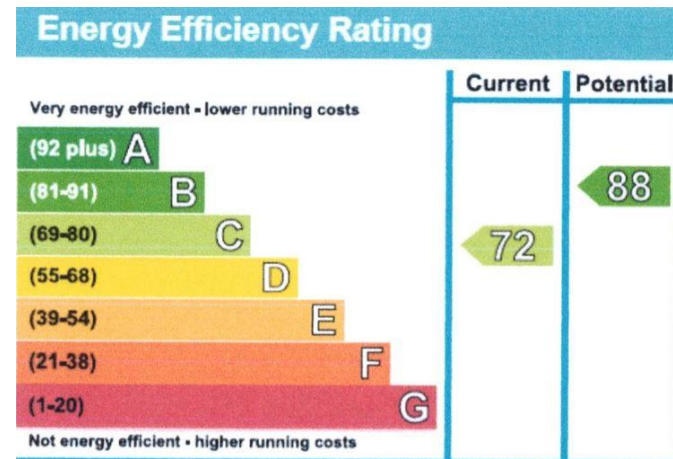
FEES

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 £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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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.