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13 Clift House
Chippenham

GOODMAN WARREN BECK

13 Clift House, Chippenham, SN15 1DS

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NO ONWARD CHAIN. A first floor retirement apartment enjoying a pleasant aspect overlooking the communal gardens. The property is ideally situated offering easy access to the nearby shops, town centre and other amenities. The accommodation comprises of a reception hall with a large storage cupboard, a spacious sitting/dining room with bay window, a modern fitted kitchen with space for appliances, two bedrooms and a modern well appointed shower room. The apartment is presented in good decorative order and has the added security of a telephone entry system and a manager on site. The development offers independent self contained living whilst benefiting from additional communal facilities.

£95,000

Situation
The property is very conveniently situated just a short walk from the town centre with its numerous amenities, the local post office and general stores and mainline rail station (London Paddington c.1 hour). Picturesque John Cole's Park with its bandstand is also just a few minutes walk away. J.17 of the M4 motorway is c.4 miles north.

Accommodation Comprising:
Door to:

Reception Hall
Large storage cupboard. Airing cupboard. electric heater. Doors to:

Sitting/Dining Room
Double glazed box bay window to rear overlooking the communal gardens. Night storage heater. Electric fire with surround. Telephone entry system. Television point.

Kitchen
Double glazed window overlooking the communal garden. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splash backs and stainless steel sink unit with mixer tap. Space for appliances.

Bedroom One
Double glazed window overlooking the communal garden. Freestanding triple wardrobe.

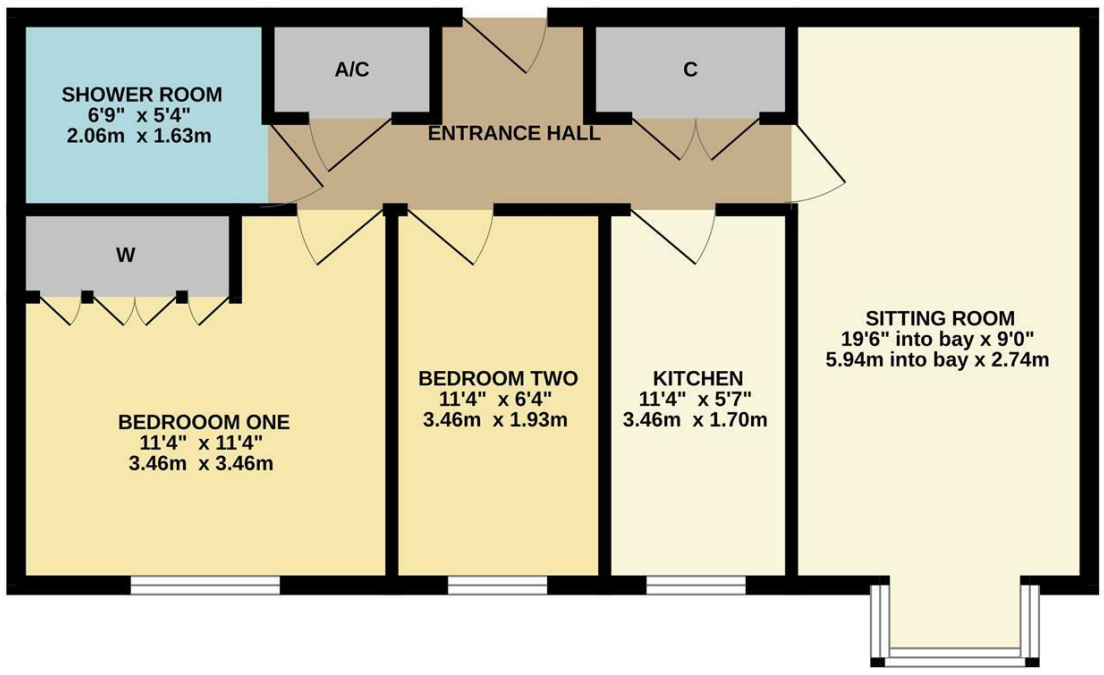
Bedroom Two
Double glazed window overlooking the communal garden.

Shower Room
Electric towel rail. Large walk-in shower with seat. Vanity wash basin with chrome mixer tap and cupboard under. Matching wall mounted cupboard/shelving unit. Close coupled WC with concealed cistern. Tiling to principal areas. Extractor.

Communal Facilities
The development offers a communal laundry area, communal gardens with drying area and a communal lounge.

Directions
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Keep to the left and at the next roundabout turn left into Malmesbury Road. Take the next left into Greenway Lane and on the first bend turn right into the grounds of Clift House.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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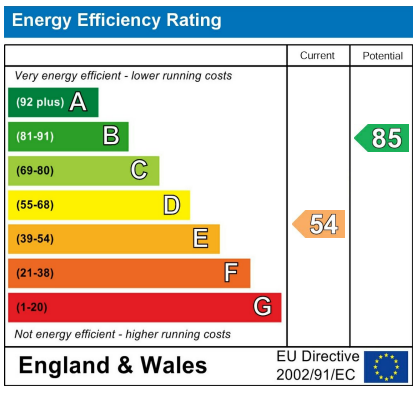
ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold

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