

Oxford Mews, Langley Road, Chippenham, SN15 1BX

allen & harris

welcome to

Oxford Mews, Langley Road, Chippenham

Offered with no onward chain, this central Chippenham Grade II listed end-terrace home features 2 bedrooms, a spacious living room, kitchen/diner, modern bathroom, private courtyard, and allocated parking — blending heritage charm with everyday ease. Viewings are highly recommended!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

Some of the images have been digitally dressed for illustrative purposes only and does not necessarily represent the property's actual appearance. Prospective purchasers should satisfy themselves as to the property's condition and appearance when viewing.

Lounge

14' 1" Max x 12' 8" (4.29m Max x 3.86m)

Kitchen/Diner

12' 9" Max x 11' 8" (3.89m Max x 3.56m)

Landing

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Bedroom Two

10' 6" x 8' 4" (3.20m x 2.54m)

Bathroom

Allocated Space

Courtyard

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.

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Oxford Mews, Langley Road, Chippenham

- Grade II Listed End-Terrace Cottage
- Central Chippenham Location
- Generous Bedrooms and Spacious Accommodation Throughout
- Allocated Parking Space
- No Onward Chain

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

offers over

£220,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111196

The Property Ombudsman

Property Ref:
CHP111196 - 0011

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.

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