

for sale

£200,000



## Clift House Langley Road Chippenham SN15 1DS

Retirement Bungalow. Two Bedrooms. Lounge. Refitted Kitchen and Bathroom. Electric Heating. Communal Gardens. Visitors Parking. No Onward Chain. New carpets and Karndean flooring. VIEWING ESSENTIAL.





# Clift House Langley Road Chippenham SN15 1DS

## Accommodation

The property is offered with NO ONWARD CHAIN. Connells are pleased to offer this immaculately presented Two Bedroom RETIREMENT BUNGALOW for the over 55s located in the popular Clift House development. The development is within walking distance of local shops and amenities, it is also close to the local bus service and within easy access of the mainline railway station and the M4. Outside, there are communal gardens.

Clift house is managed and maintained by Anchor, they provide a communal lounge,, well maintained landscaped gardens, a guest room and shared parking spaces. For those times when you might like to be more sociable and meet up with others, Anchor also run social activities and events including coffee mornings and social afternoons/mornings.

## Hallway

Entrance door to front. Doors to all rooms. Airing Cupboard with recently renewed water tank, with storage space.

## Lounge

15' 10" x 10' 1" ( 4.83m x 3.07m )

Window to front. Feature fireplace with electric fire. Electric wall heater. TV point.

## Kitchen

8' 11" x 6' 7" ( 2.72m x 2.01m )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Washing machine and Fridge/freezer . Part tiled walls.



**Bedroom One**

12' 2" x 10' 1" ( 3.71m x 3.07m )

Window to rear. Electric radiator. newly fitted built in Bedroom units and wardrobes.

**Bedroom Two**

10' 9" x 8' 9" ( 3.28m x 2.67m )

Window to rear. Electric radiator. fitted wardrobes and units.

**Shower Room**

Three piece suite comprising low level WC, vanity wash hand basin and corner shower unit. Tiled walls. Heated towel rail.

**Outside**

Communal gardens to front and rear. Visitor parking.





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](http://www.focalagent.com)

To view this property please contact Connells on

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306326 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2883.12

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/CHM306326](http://connells.co.uk/Property/CHM306326)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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