



25 Market Mead  
Chippenham, SN15 3RZ

GOODMAN WARREN BECK

# 25 Market Mead, Chippenham, SN15 3RZ

A modern two bedroom first floor apartment situated in this popular location just a short walk to the mainline railway station and town centre with the bonus of NO ONWARD CHAIN. Benefits include two double bedrooms, master with en-suite shower room, bathroom, large sitting/dining room and refitted kitchen with built-in hob and oven. Other attributes include uPVC double glazing, gas central heating and allocated parking space to the rear.

## SITUATION

The property is ideally situated in a cul-de-sac on the popular Market Mead development, within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

## COMMUNAL ENTRANCE

External communal entrance door with telephone security entry system. Staircase to first floor. Entrance door to:

## ENTRANCE HALL

Two storage cupboards. Entry telephone system. Radiator. Door to:

## SITTING/DINING ROOM

Bay window and window to front. Two radiators. TV aerial point. Opening to:

## KITCHEN

Refitted kitchen comprising of one and a half bowl stainless steel sink with mixer tap and

cupboard under with water filter/softener. Worksurfaces to side with drawer and cupboard units under. Range of wall mounted units with underlighting. Built in oven and gas hob with extractor hood over. Space for fridge/freezer and washing machine. Newly fitted wall mounted boiler. Ceiling spotlights.

## BEDROOM ONE

Double glazed window to rear aspect. Built in double wardrobe. Radiator.

## ENSUITE SHOWER ROOM

Tiled shower cubicle. Pedestal wash basin. Close coupled WC. Shaver socket. Recessed halogen spotlights. Extractor fan. Radiator.

## BEDROOM TWO

Window to rear. Radiator.

## BATHROOM

Obscure glazed window to side. Suite comprising panelled bath, pedestal wash basin and close coupled WC. Ladder style radiator/towel rail.

## OUTSIDE

## PARKING

One allocated parking space to rear.

## DIRECTIONS

## GOODMAN WARREN BECK

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£190,000

From our office head onto Gladstone Road, turn right and follow the Bridge Centre roundabout around until you reach Bath Road, signposted for the town centre and rail station. At the mini roundabout with the High Street on your right, turn left and then right at the next mini roundabout onto Station Hill. Continue up the hill onto Cocklebury Road, pass Wiltshire College on your right and you will find Market Mead just around the corner on the right.

FIRST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: B

Tenure: Leasehold

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