



📍 9 Elms Road, Chippenham, SN15 1UR

🔗 Offers In Excess Of £160,000

OFFERED WITH NO ONWARD CHAIN-A lovely, modern second floor one bedroom apartment, forming part of the recently completed and highly desirable Birds Marsh View development, benefiting from allocated parking.

- Contemporary Second Floor One Bedroom Apartment
 - Recently Built and Well Presented Throughout
 - Popular Birds Marsh View Residential Development
 - Bright Dual Aspect Open-Plan Kitchen/Living Room
 - Modern Fitted Kitchen with Integrated Appliances
 - Stylish Bathroom with Shower Over the Bath
 - Allocated Parking Space
 - Walking Distance to the Town Centre and Mainline Railway Station
 - No Onward Chain
 - Ideal First Time Purchase or Buy-To-Let Investment
- 🏠 Leasehold

🏠 EPC Rating B



A very well presented, recently built, modern second-floor one-bedroom apartment with allocated parking, situated on the highly sought-after Birds Marsh View residential development.

The accommodation is accessed via secure communal entrances at both the front and rear of the building, with stairs serving all floors. The welcoming entrance hall features two useful storage cupboards, one of which is fitted with plumbing for a washing machine.

The bright and spacious open-plan kitchen/living room benefits from a dual aspect, allowing an abundance of natural light to flood the space. The contemporary kitchen is well appointed with integrated appliances, including a fridge/freezer, oven, hob, and dishwasher.

The generous double bedroom also enjoys a dual aspect, creating a light and airy feel. The bathroom features a shower over the bath, a built-in storage cupboard, and benefits from natural light and ventilation.

Externally, the property includes an allocated parking space. The development itself offers attractive green spaces and countryside walks on the doorstep, providing an excellent balance of modern living and outdoor enjoyment.

Ideally located, the property provides convenient access to major road networks while remaining within walking distance of the town centre and the mainline railway station.

Offered to the market with no onward chain, this superb apartment would make an ideal first-time purchase or an excellent investment opportunity.

Situation

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; B

Leasehold: 999 Year Lease, 994 Years Remaining

Mains Services

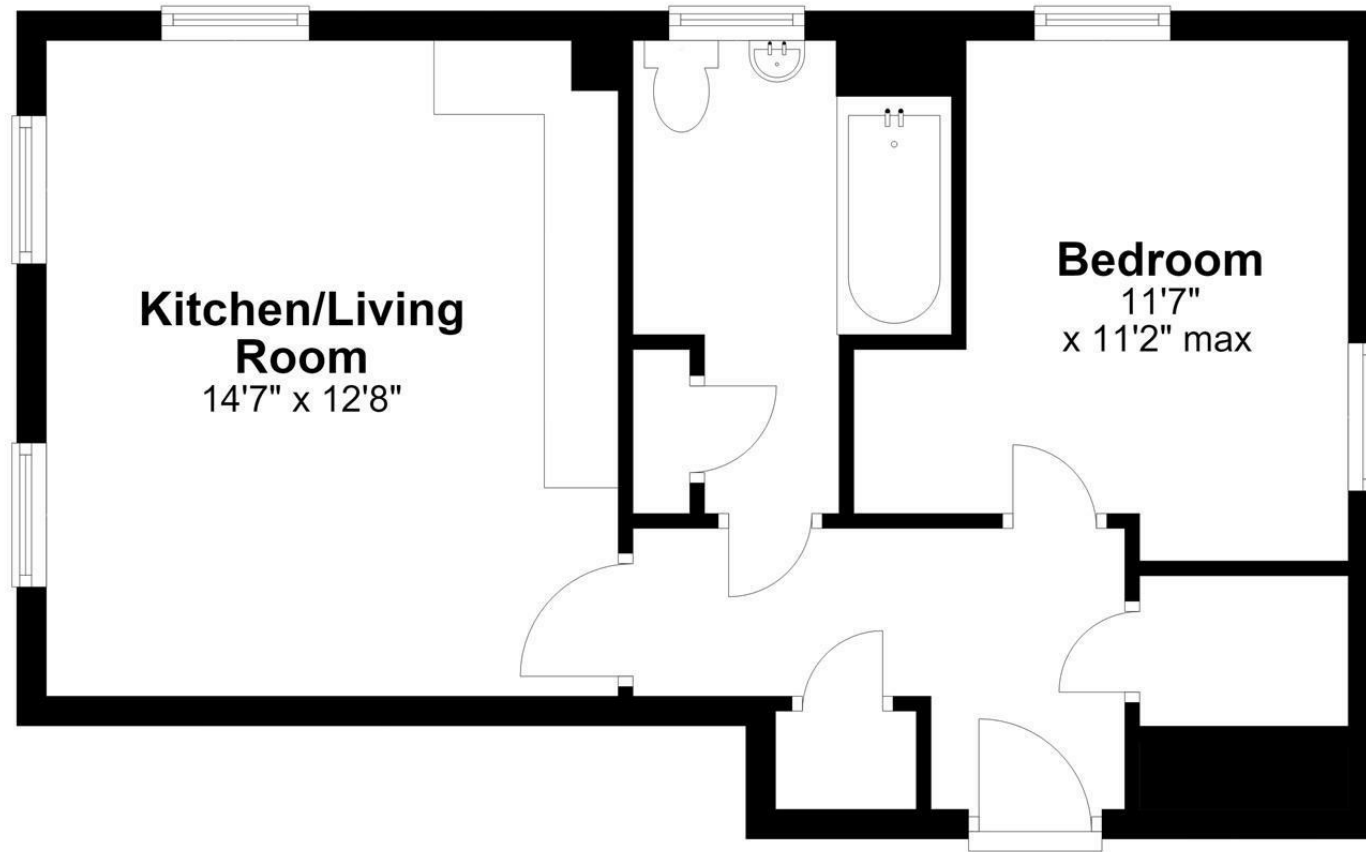
Gas Central Heating

EPC Rating; B



Ground Floor

Approx. 452.4 sq. feet



Total area: approx. 452.4 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.