



1 Parklands Gardens, Chippenham, SN15 1FJ

45% SHARED OWNERSHIP. A rare opportunity to purchase a one bedroom end terrace bungalow set in an enviable position within a small quiet cul-de-sac adjacent to John Coles Park and just a short walk from the town centre and mainline station. The accommodation offers a useful entrance hall, inner hall, an open plan living space with kitchen area and sitting room, double bedroom with built-in wardrobes and bathroom with a white suite and over bath shower. Other benefits include double glazing and gas central heating. There is a small low maintenance garden to the rear and immediately to the front is an allocated parking space. Please note a rent of £334.10 pcm is payable for the 55% and a service charge of £52.71 pcm.

Situation

The property is conveniently located on the northern side of town just a short walk from the town centre, mainline rail station and the picturesque John Coles Park with its bandstand. Highly regarded senior schools and a junior school are also close by. M4 J.17 is c.4 Miles north providing swift commuting access to the larger centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Double glazed door and obscure double glazed full height side panel to:

Entrance Hall

Radiator. Wood laminate flooring. Door to:

Inner Hall

Wood laminate flooring. Cupboard. Doors to:

Open Plan Living Space

Comprising of:

Kitchen

Double glazed window to front. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel extractor over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas fired combination boiler.

Sitting/Dining Room

Double glazed window to side. Two double glazed windows to rear. Radiator. Wood laminate flooring. Double glazed door to rear.

GOODMAN WARREN BECK

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£90,000

Bedroom

Double glazed window to rear. Radiator. Two built-in double wardrobes. Wood laminate flooring.

Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and separate shower over. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal area. Extractor. Light and shaver point.

Outside

Front Garden

Laid to lawn with path to front door. Views over shared green space and the park beyond.

Rear Garden

Enclosed by timber fencing. Paved seating area with wooden pergola over. Path leading to gated access. Remainder laid to gravel.

Parking

There is an allocated parking space immediately to the front.

Directions

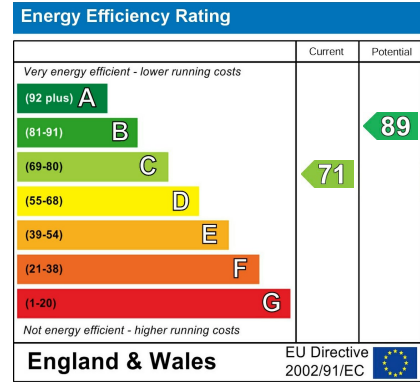
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane continue to the roundabout take a left onto Malmesbury Road. Parklands Gardens is the first turning on the left hand side.

AGENTS NOTE

The property is offer for sale with 45% shared ownership. A rent of £334.10 per

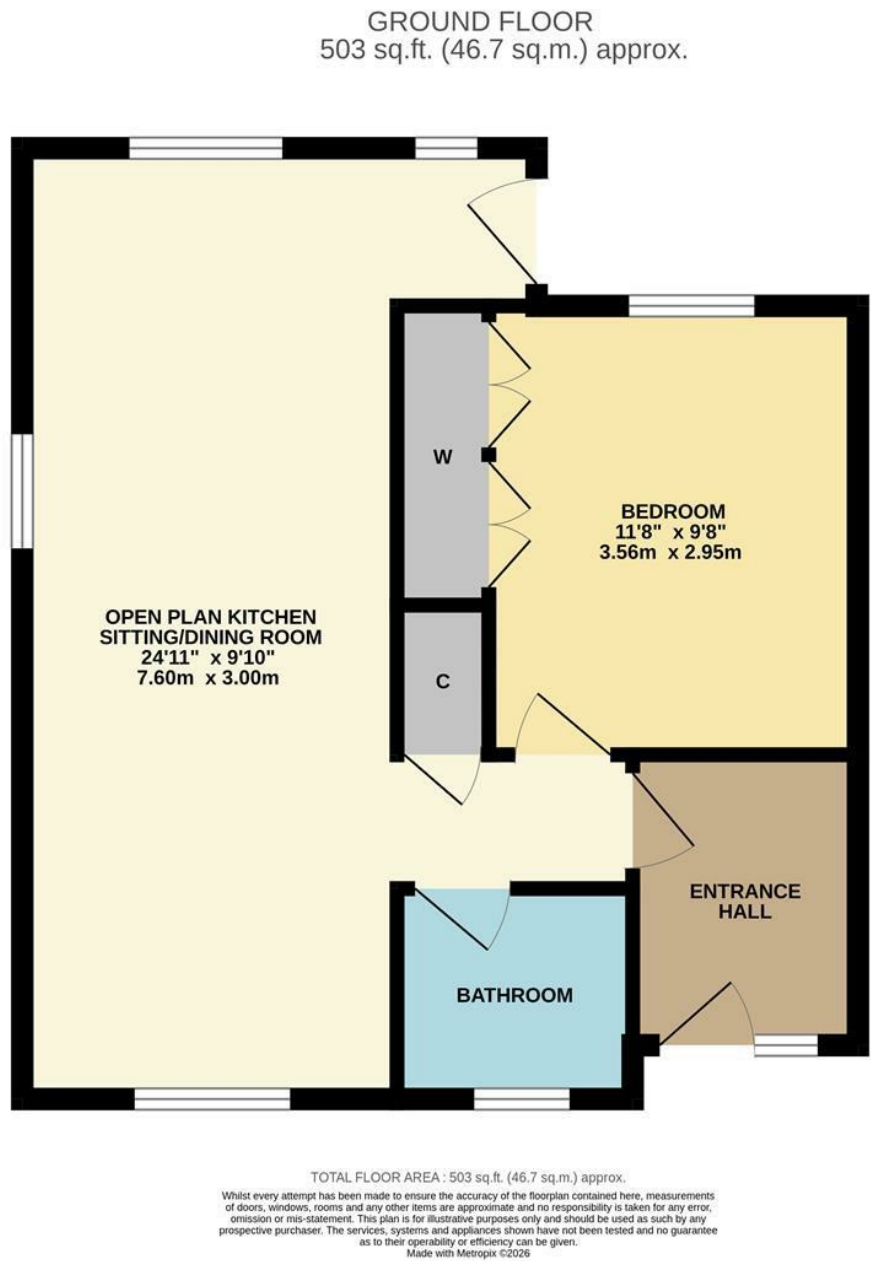
month is payable for the remaining 55% along with a service charge of £52.71 pcm.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold



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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)