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Flat 3, 46 Marshfield Road, Chippenham, SN15 1JT

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⑨ Flat 3, 46 Marshfield Road, Chippenham, SN15 1JT

⌚ £110,000

A lovely one bedroom ground floor apartment, which makes up part of an attractive period conversion, benefitting from private entrance, small courtyard garden space and allocated off-road parking., situated in central Chippenham, a short walk from the town centre and railway station. Offered with No Onward Chain.

- Ground Floor Apartment
- Part of Period Building Conversion
- No Onward Chain
- Private Entrance
- Courtyard Garden
- Allocated Off-Road Parking
- Perfect First Time Purchase / Investment Opportunity
- 999 Year Lease
- Walking Distance to Railway Station & John Coles Park
- M4 Access

⌚ Leasehold

⌚ EPC Rating E



Making up part of an attractive period conversion, is this well-presented one bedroom ground floor apartment, with its own private entrance, superbly positioned within walking distance of Chippenham town centre and railway station. The property would make the perfect first time purchase or investment opportunity, and is sold with the benefit of No Onward Chain.

The accommodation is comprised over a single level, and briefly comprises; private entrance, entrance hall, kitchen, sitting room, bedroom and bathroom.

Externally the property benefits from a small courtyard garden, and an allocated parking space to the rear of the property.

Further benefits include a 999 year lease, and a share of the freehold upon completion.

#### **Situation**

Situated just a short distance from the town centre and offering excellent access to all amenities including mainline railway station to London (Paddington) in 65 minutes. Within reasonable access there are primary and senior schools together with the popular John Coles Park. There are good commuter links via the A4, A420 and the M4 motorway which gives access to the larger centres of Bristol, Bath, London and Swindon.

#### **Property Information**

Council Tax Band; A

Leasehold

980 years remaining of a 999 Year Lease

Service Charge: £39.34 PCM

Mains Electricity, Water & Drainage

Electric Heating

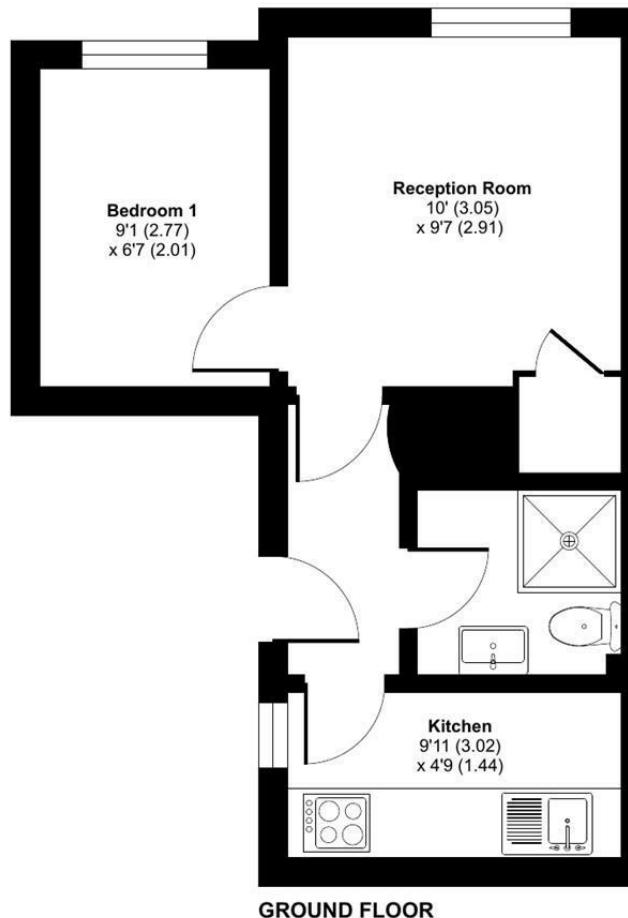
EPC Rating; E



# Marshfield Road, Chippenham, SN15

Approximate Area = 288 sq ft / 26.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.  
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