

Charter Road, Chippenham

Price Guide £145,000

Presenting this ground floor two bedroom apartment located at the end of a cul-de-sac and within walking distance of the town centre. The accommodation comprises; entrance hall, two bedrooms, four piece bathroom suite, sitting/dining room and fitted kitchen. The property further benefits from a combination gas fired boiler and upvc double glazing throughout. An ideal investment, downsize or first time purchase internal viewings are highly recommended.

#### **Viewing**

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### **Situation - Chippenham**

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### **Accommodation**

With approximate measurements the accommodation comprises:

#### **Ground Floor Apartment**

##### **Entrance Hall**

With upvc double glazed door to side, doors to sitting room, bedrooms and bathroom, airing cupboard, radiator, laminate flooring.

##### **Sitting / Dining Room 4.50m x 3.28m (14'9" x 10'9")**

With upvc double glazed window to rear, multi-pained glass panelled door with side lights to kitchen, door to hallway, radiator, carpeted flooring.

##### **Kitchen 3.05m x 2.31m (10' x 7'7")**

With upvc double glazed window to front, door from sitting room, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for cooker, space and plumbing for automatic washing machine, space for fridge freezer, wall mounted combination boiler, radiator, tiled flooring.

##### **Primary Bedroom 3.40m x 3.23m (11'2" x 10'7")**

With upvc double glazed window to rear, radiator, carpeted flooring.

##### **Second Bedroom 3.05m x 2.34m (10' x 7'8")**

With upvc double glazed window to front, radiator, carpeted flooring.

##### **Bathroom 2.24m x 1.78m (7'4" x 5'10")**

With obscured upvc double glazed window to front, fitted with a four piece suite comprising; bath, shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator.

#### **Property Information**

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

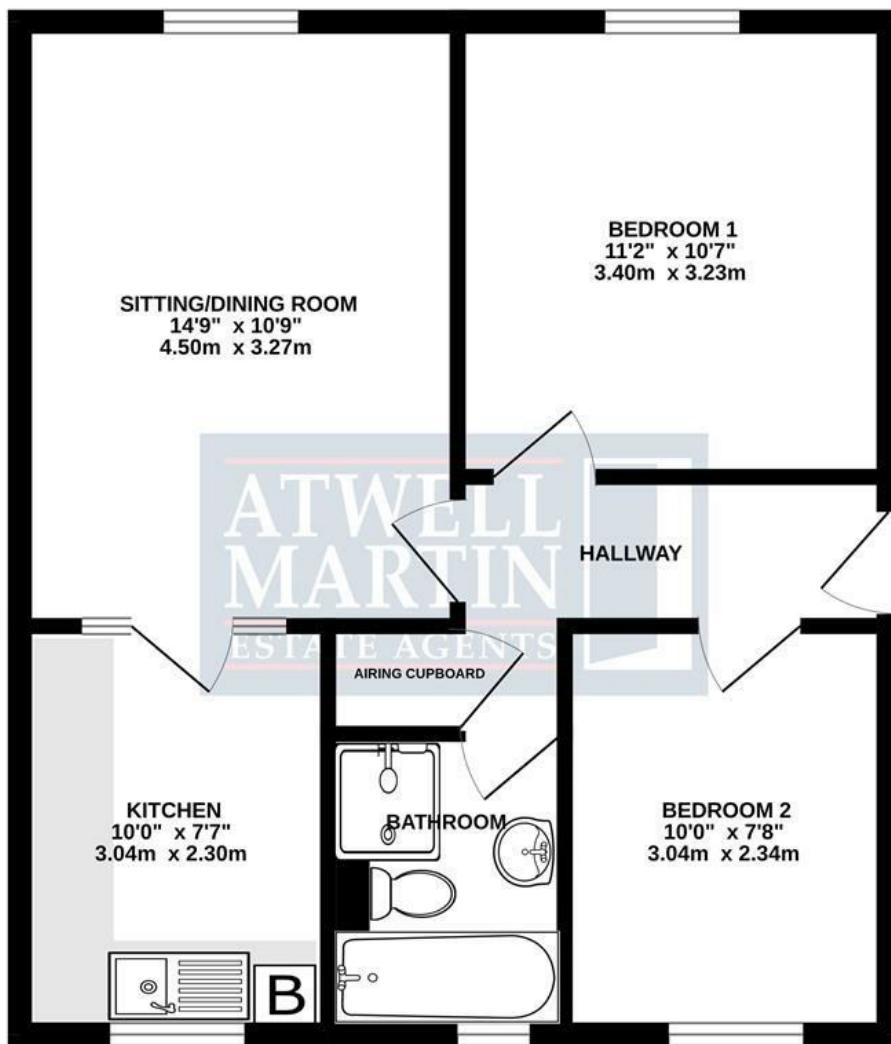
Wiltshire Council Tax - Band A

Tenure - Leasehold Service Charge & Ground Rent - £570.00 per year, Length of Lease 999 years from 1985



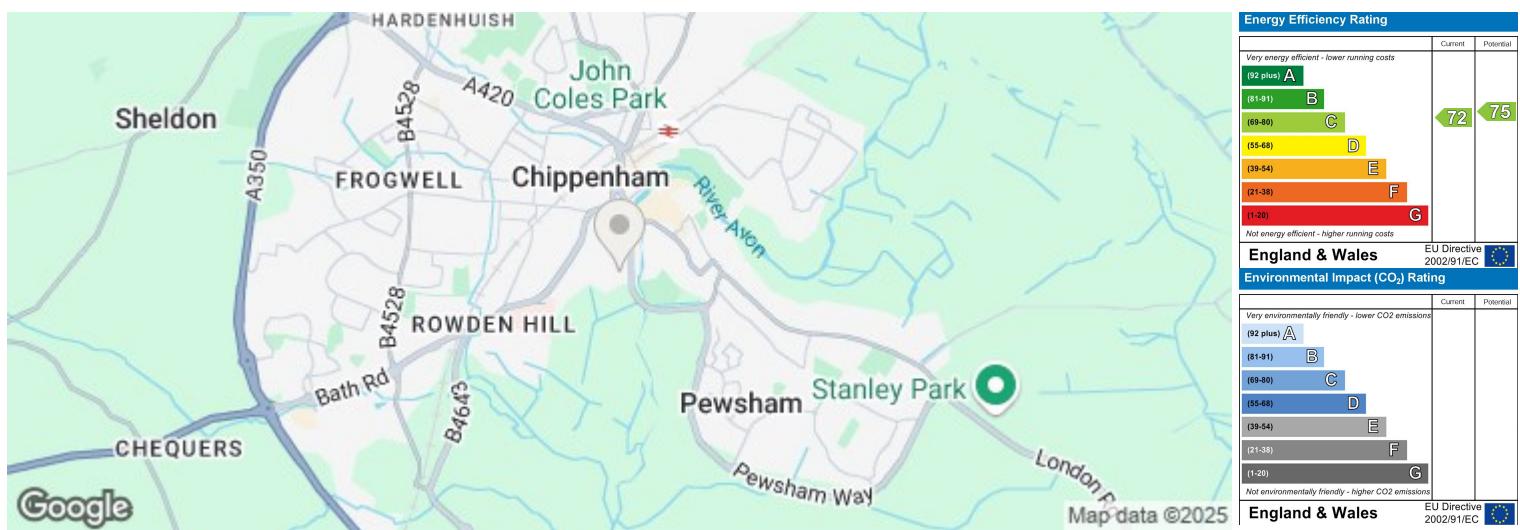


## GROUND FLOOR APARTMENT



CHARTER ROAD CHIP PENHAM, SN15 2RJ

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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