



16 Cochran Avenue, Chippenham, SN15 2FG
£197,500

Located on the Western side of Chippenham, offering excellent road links to both the town centre and the M4 motorway, a well presented one double bedroom coach house. The accommodation briefly comprises: Living/diner, fitted kitchen, modern white suite bathroom and double bedroom. There is a garage that the current owners utilise as an office / den / games room. The property benefits from double glazing and gas central heating.

Entrance

Front door leads into entrance with stair case to main accommodation.

Living / Dining Room 17'09" x 10'11" (5.41m x 3.33m)



Double glazed window with fitted shutters, two skylights, wood flooring.



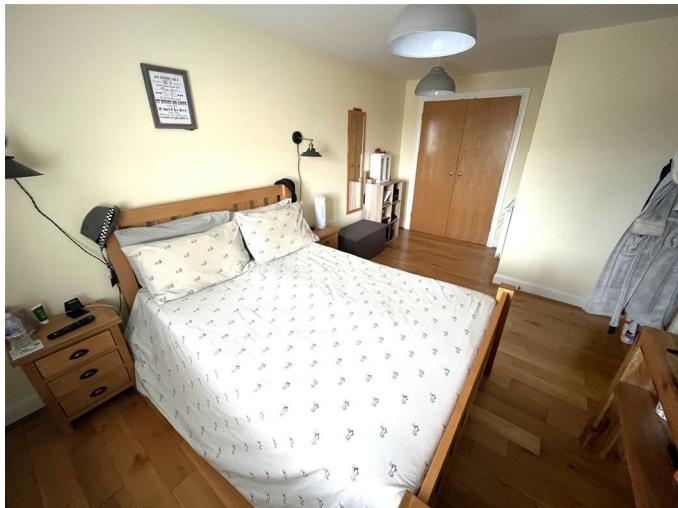
Modern Fitted Kitchen 8'0" x 8'04" (2.44m x 2.54m)



Double glazed window with fitted shutters, laminated work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler.



Bedroom 15'06" x 9'04" (4.72m x 2.84m)



Double glazed window with fitted shutters, two radiators, built in double wardrobe.

Modern Bathroom



White Suite with two skylights, panelled bath, over bath shower, pedestal hand basin, W.C, radiator, built in cupboard.

Garage 17'10" x 8'07" + alcove 8'06" x 3'06" (5.44m x 2.62m + alcove 2.59m x 1.07m)



Garage with electric roller door, power and light, laminate flooring. The current owners have utilised this space as an office / den / games room.

Tenure

GOV.UK advise Freehold.

Council Tax Band

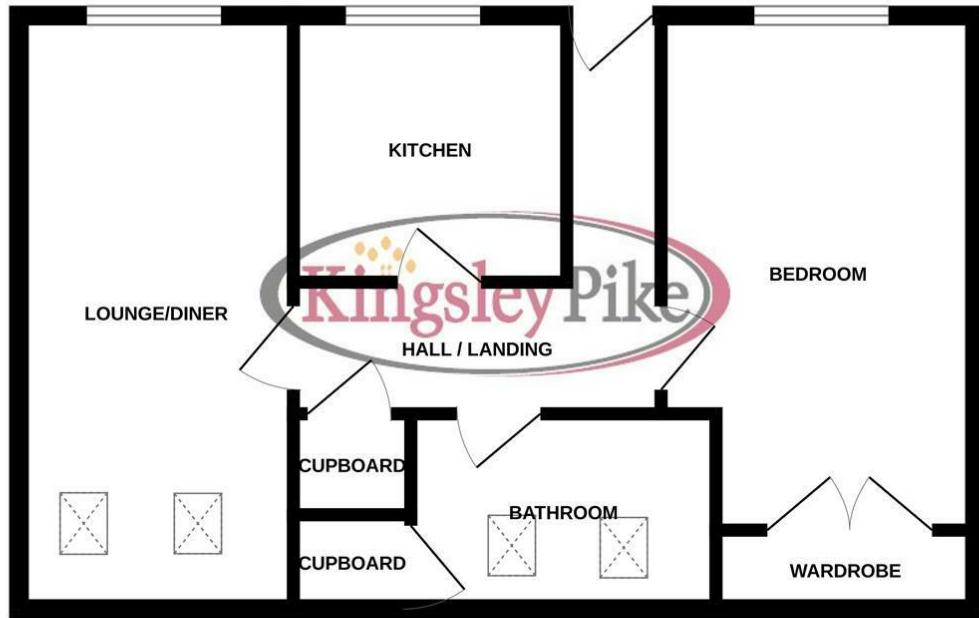
GOV.UK advise Band A.

Development Charge

Development Charge - £25/Month

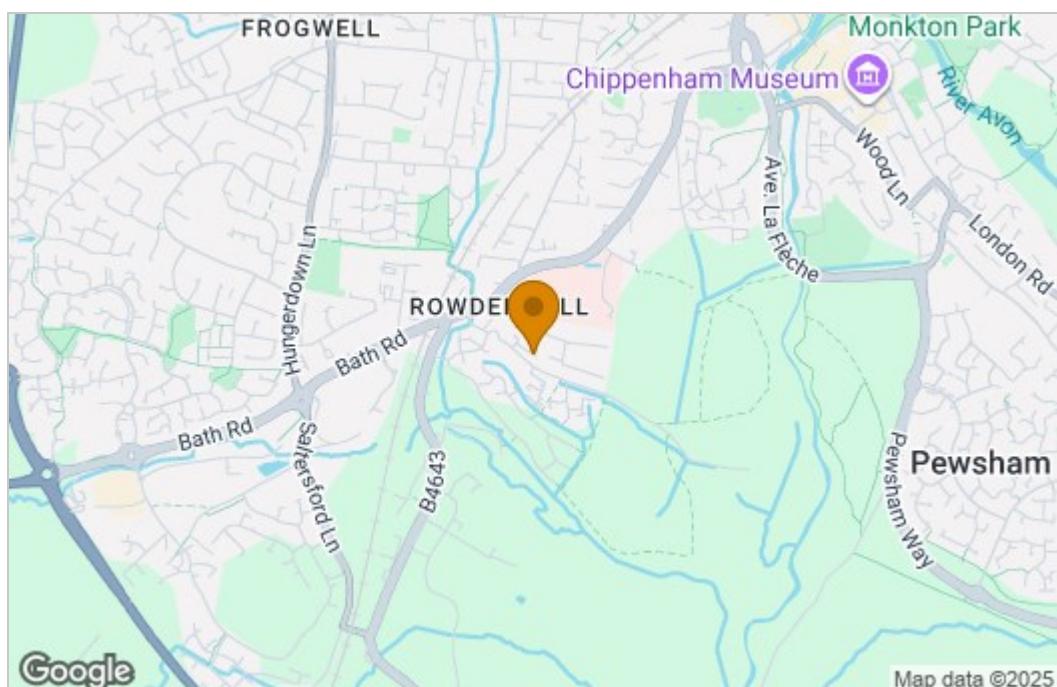
Floor Plan

GROUND FLOOR

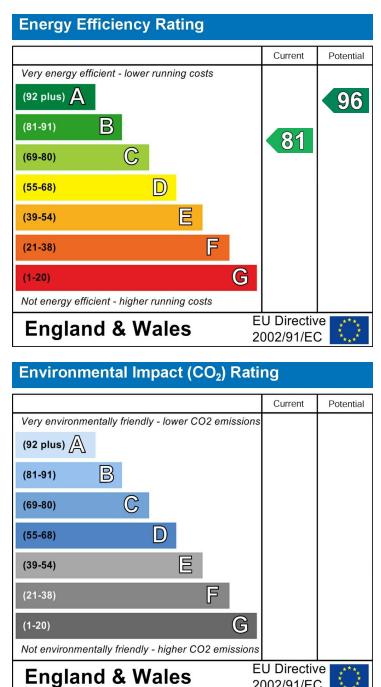


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items or appliances are no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Area Map



Energy Efficiency Graph



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