



166 Charter Road, Chippenham, SN15 2RJ
£139,950

Well located for access to the Town Centre, this ground floor flat with personal front door would make an ideal first time buy. Comprising; entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. To the rear the property looks out on to open ground and to the front there is an allocated parking space.

Entrance Hall

Double glazed front door, radiator, doors to the bedrooms, bathroom, lounge and airing cupboard.

Lounge/Dining room

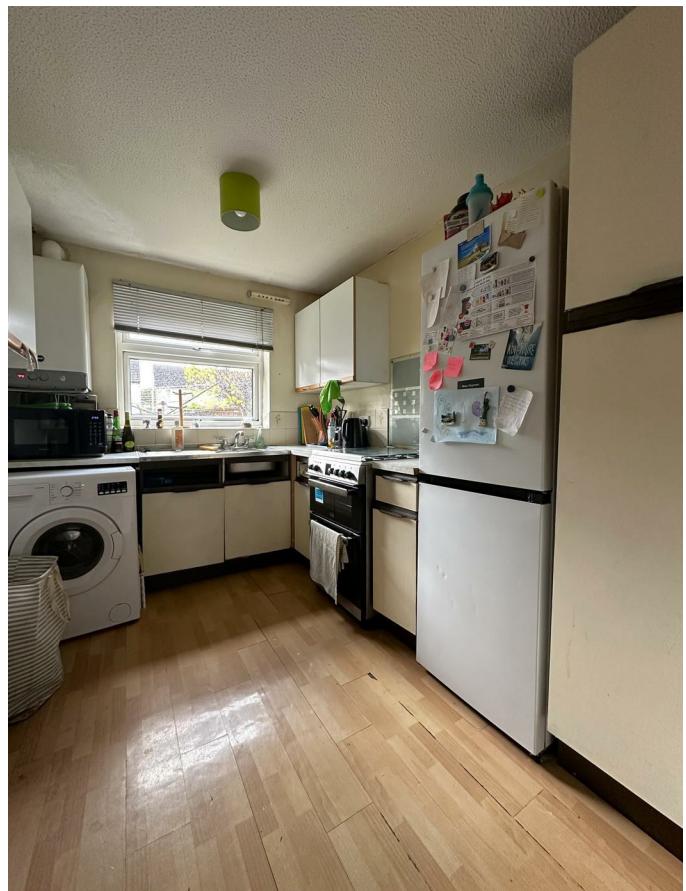


Double glazed window to the rear, radiator, glazed opening to the kitchen.

View to The Rear



Kitchen



Double glazed window to the front, radiator, laminate flooring, floor and wall mounted units, sink and drainer, space for a cooker, plumbing for a washing machine, space for a fridge/freezer and a wall mounted gas fired boiler.

Bedroom One



Double glazed window to the rear and radiator.

Bedroom Two

Double glazed window to the front and radiator.

Bathroom



Double glazed window to the front, towel radiator, wash hand basin, toilet, bath with electric shower over.

Parking

There is an allocated parking space to the front.

Council Tax

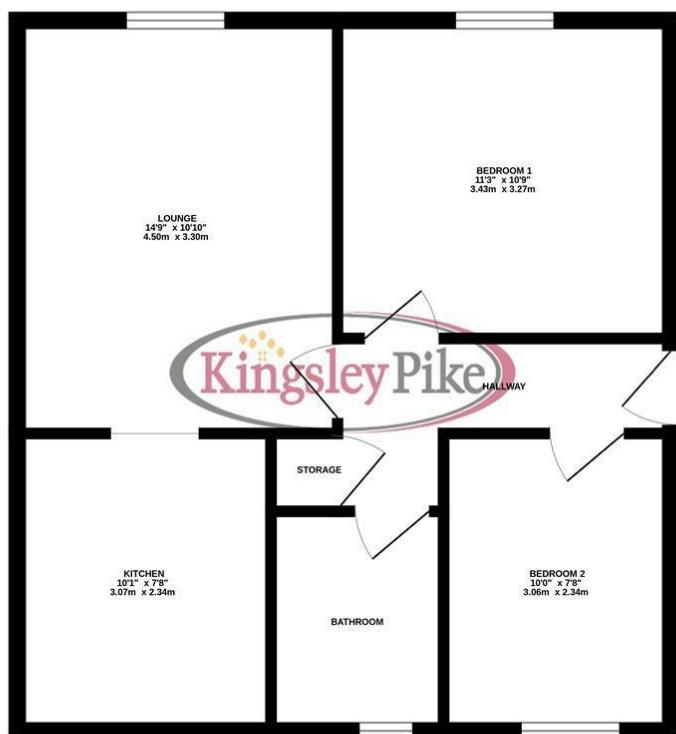
We are advised by the .Gov website that the property is band A.

Tenure

We are advised by the .Gove website that the property is Leasehold. The lease has 959 years remaining on the lease. The seller advises there is a ground rent of £25 per annum and the seller advises the monthly service charge is £47.50 (£570 per annum)

Floor Plan

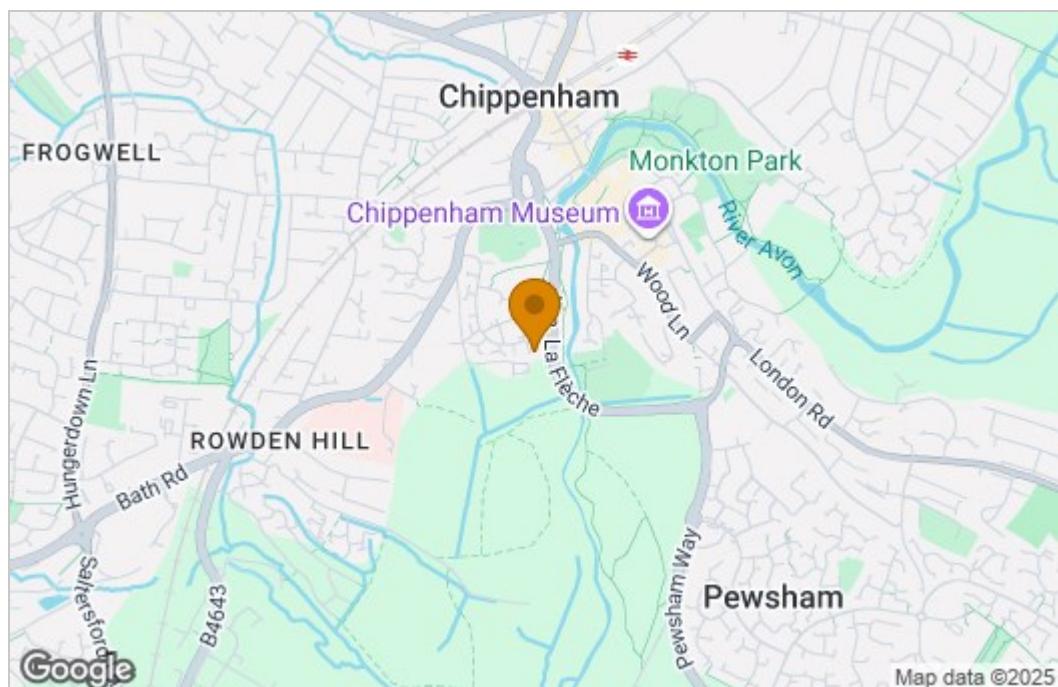
GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



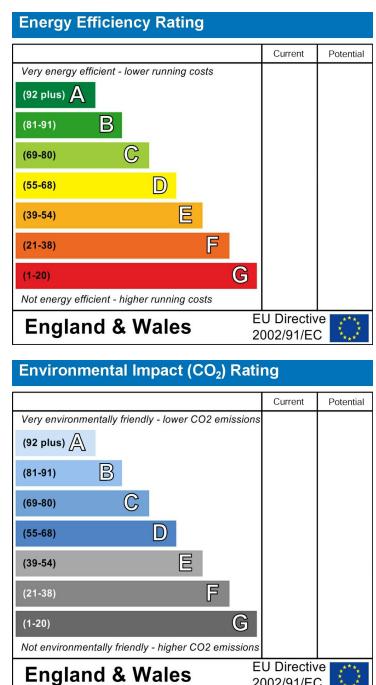
2 BEDROOM GROUND FLOOR MAISONETTE

TOTAL FLOOR AREA : 529 sq.ft. (49.2 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plan, we cannot guarantee measurements of doors, windows, rooms and any fixtures. 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.