



⑨ 49 Roman Way, Chippenham, Wiltshire, SN15 3TJ

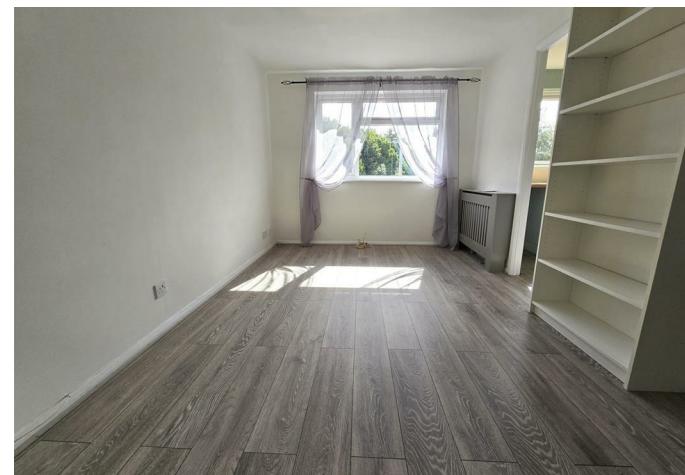
⌚ Price Guide £125,000

A modern, well presented, and newly decorated, one bedroom, first floor flat which benefits from its own private front door, an allocated parking space and a convenient location, within walking distance of amenities on the popular Pewsham development. No Onward Chain.

- Modern, First Floor Flat
- One Double Bedroom
- Well Presented Throughout
- Modern Kitchen & Bathroom
- UPVC Double Glazing
- Newly Redecorated
- Front Garden & Storage Cupboard
- Allocated Parking Space
- Walking Distance To Shops & Amenities
- No Onward Chain

❖ Share of Freehold

⑩ EPC Rating C



A modern, well presented, and newly redecorated, first floor flat which benefits from its own front door, an allocated parking space and a convenient location, within walking distance of amenities on the popular Pewsham development. Offered with No Onward Chain.

The property offers well proportioned accommodation comprising; entrance hall with stairs to the first floor, good sized sitting room part open plan to a kitchen with modern units and built in oven, hob and extractor, one double bedroom with a built in cupboard and a bathroom with white suite.

Externally there is a level, lawned garden with a path leading to the front door and a storage cupboard.

Allocated parking space which is situated in the car park to the side of the building.

Excellent first time buy or buy to let investment.

Situation

The Pewsham development is to the south east of Chippenham town centre. Pewsham itself has an excellent range of local amenities to include shopping parade with take away and convenience store plus a chemist. In addition there is a surgery, public house, primary school and secondary school. The town centre of Chippenham offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town. There are a wide range of primary schools and secondary schools plus there is a regular main line rail service from Chippenham to London(Paddington) and the west country. The M4 motorway is accessible via Junction 17 to the north of the town and offers access to the regional centres of Bristol, Bath and Swindon.

Property Information

Council Tax Band; A

Leasehold; Remainder of a 999 year lease

Peppercorn Rent

Mains Electricity, Water & Drainage

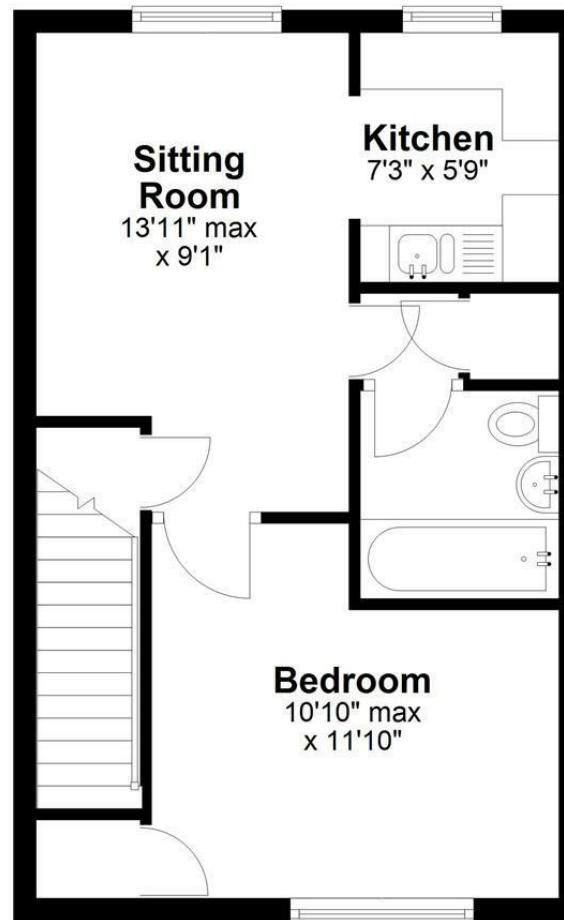
Electric Heating

EPC Rating; C



First Floor

Approx. 382.5 sq. feet



Total area: approx. 382.5 sq. feet

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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