



📍 2 Chapel View, 23a Calne Road, Lyneham, Chippenham, Wiltshire, SN15 4PT

🏠 £174,500

A modern, well presented, one double bedroom, ground floor, garden apartment with two allocated parking spaces, which enjoys a most pleasant, tucked away position close to St Michael's Church and within easy walking distance of amenities. NO ONWARD CHAIN

- Modern, Ground Floor Apartment Built in 2016
- One Double Bedroom
- Good Sized, Dual Aspect Sitting/Dining Room
- Superb Kitchen With Integrated Appliances
- UPVC Double Glazing & Gas Central Heating
- Private, Easily Maintainable Garden
- Two Allocated Parking Spaces
- Close To Amenities
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating B



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The property offers well proportioned accommodation comprising; entrance hall with cupboard off, lovely, dual aspect sitting/dining room with French doors opening onto the garden, superb kitchen with modern units and integrated oven, hob, extractor, slimline dishwasher, fridge and freezer, double bedroom and shower room (formerly a bathroom).

Although the property currently has one bedroom it was designed to have two and the second bedroom could be created by dividing the sitting/dining room into two separate rooms and adding a doorway from the hallway into the sitting room.

Externally there is a private, courtyard style garden to the rear with paved patio seating area and level gravelled area. Gated access to the side leading to an allocated parking space and there is a further allocated parking space opposite.

Situation

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

Property Information

Tenure; Leasehold (remainder of a 999 year lease)

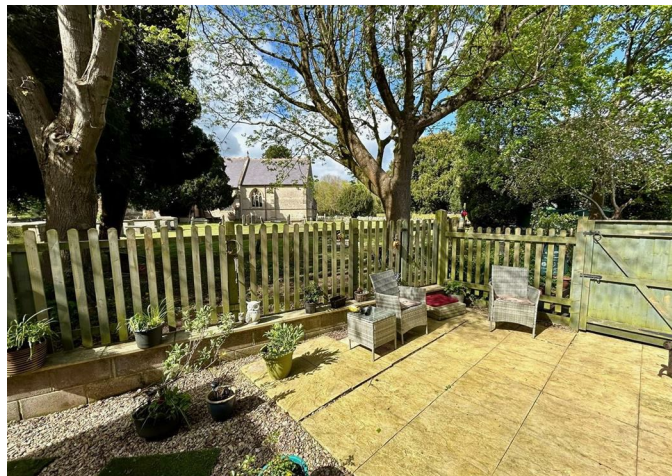
Management fees are approximately £348 per annum.

Mains water, electricity, gas and drainage.

Gas Fired Central Heating

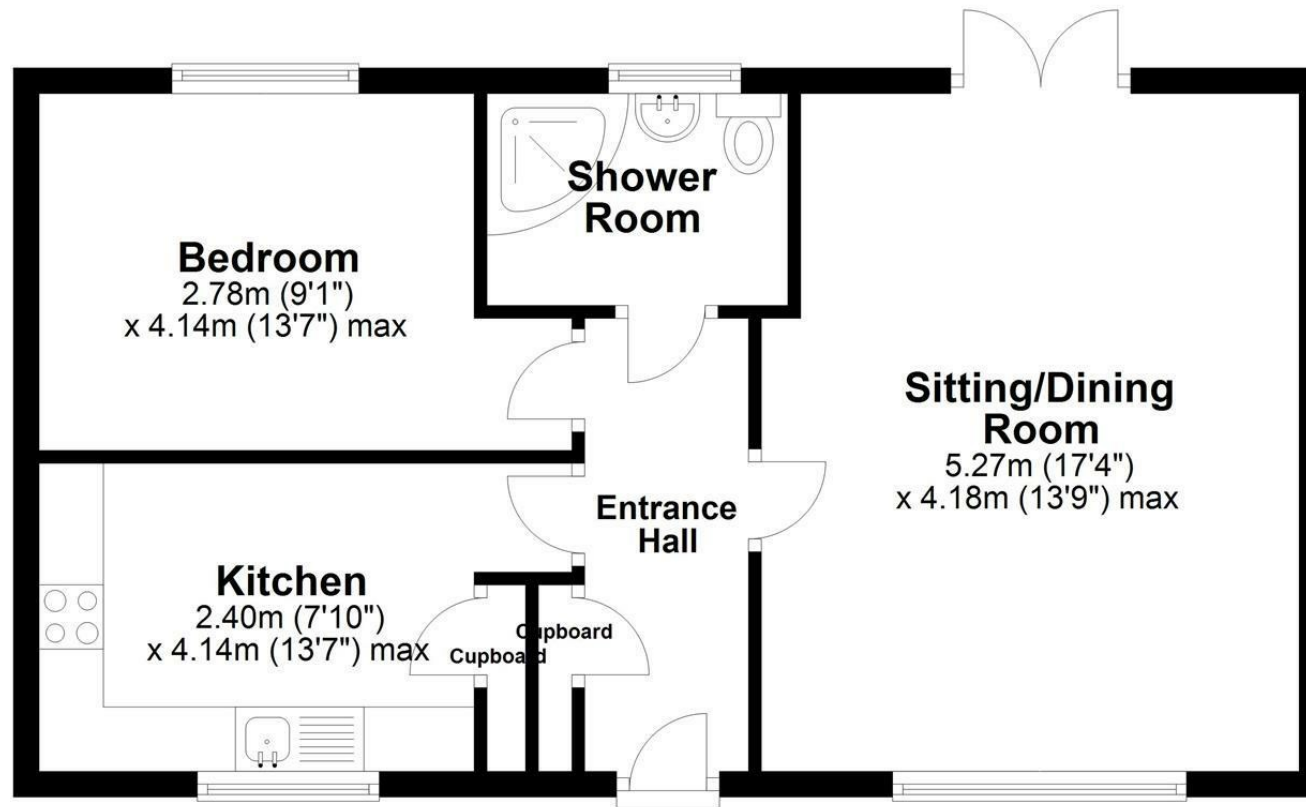
EPC Rating; B

Council Tax Band: B



Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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.