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38 Southmead, Chippenham, Wiltshire, SN14 0RU

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⑨ 38 Southmead, Chippenham, Wiltshire, SN14 0RU

⌚ Price Guide £142,000

OFFERED WITH NO ONWARD CHAIN-This spacious two double bedroom first-floor flat is quietly positioned on the west side of Chippenham, close to local amenities and within a short drive of the town centre and mainline railway station.

- Offered With No Onward Chain
- First Floor Flat
- Two Well-Proportioned Double Bedrooms with Similar Open Outlook
- Open-Plan Kitchen/Diner with Modern Fitted Kitchen
- Bright Sitting Room with Outlook Over Neighbouring Open Grassed Area
- Contemporary Bathroom with Shower Over the Bath
- Communal Off-Road Parking
- Convenient Access to Major Road Networks
- A Short Drive of the Town Centre & Mainline Train Station
- Ideal First-Time Buyer Purchase or Investment Opportunity

⌚ Leasehold

⑩ EPC Rating C



The accommodation is accessed via a secure communal entrance with stairs rising to the first-floor flat. On the communal landing, there is a useful storage cupboard. Inside, the property features a welcoming entrance hall and a stylish open-plan kitchen/diner with a modern fitted kitchen.

The sitting room enjoys a pleasant outlook across a neighbouring open grassed area, a view also shared by both well-proportioned double bedrooms. The accommodation is completed by a contemporary bathroom fitted with a shower over the bath.

Externally, the property benefits from a communal off-road parking area. Conveniently located within easy reach of major road networks, this property would make an ideal purchase for first-time buyers or an excellent investment opportunity.

#### **Situation**

The property is just a short distance away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band: C

Leasehold - Remainder of a 125 year lease which commenced in 1981. The service charge is approximately £66.00 per calendar month

Mains electricity, water and drainage

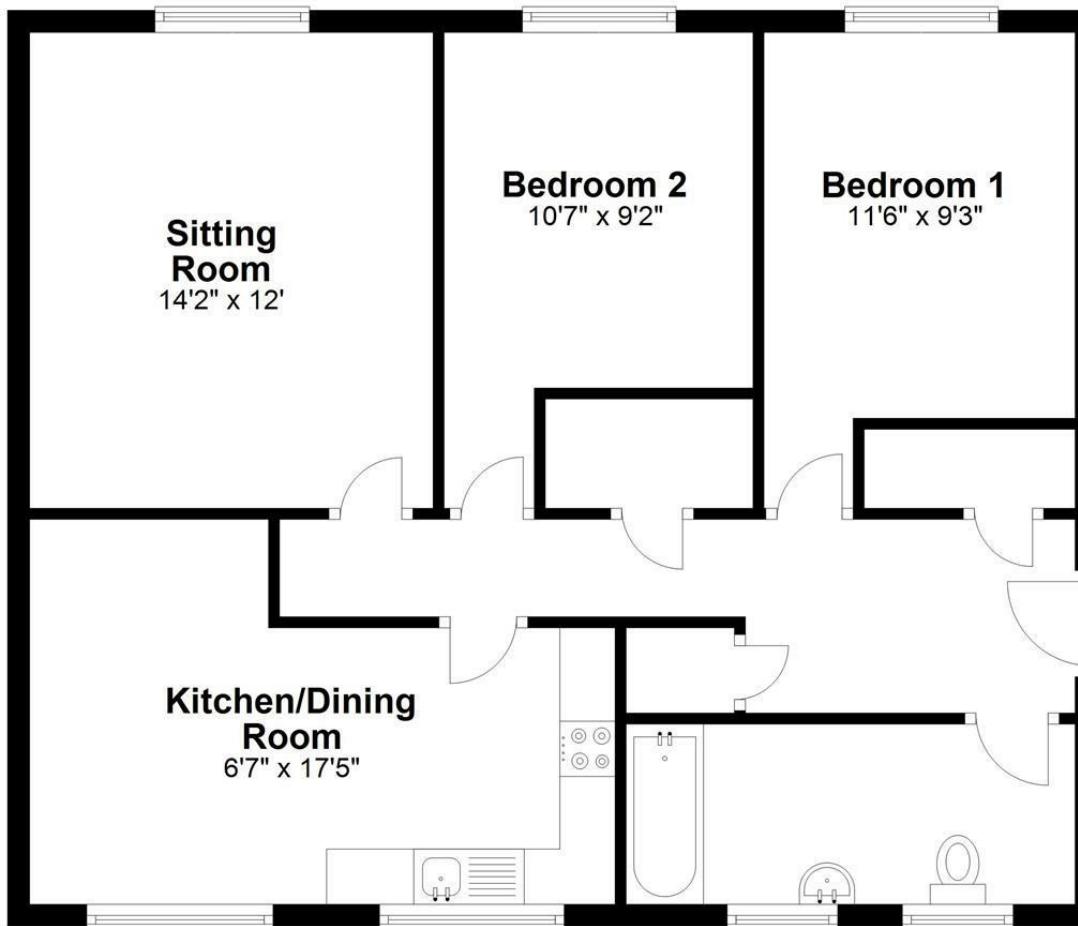
Electric storage heating

EPC Rating: C



## Ground Floor

Approx. 804.2 sq. feet



Total area: approx. 804.2 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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