





📍 33 Market Mead, Chippenham, Wiltshire, SN15 3RZ

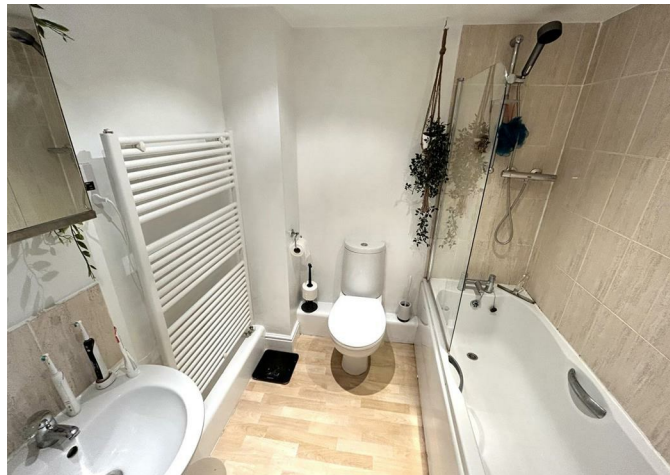
🏠 Price Guide £150,000

A well presented, two bedroom ground floor flat conveniently situated within a very short walk from the mainline trains station and tow centre appealing especially to first time buyers or investors.

- Well Presented
- Ground Floor
- Two Bedrooms
- Walking Distance of Mainline Train Station
- Gas Fired Central Heating
- Allocated Off Street Parking
- Walking Distance to the Town Centre
- Ideal For First Time Buyers or Investors

🔑 Leasehold

🏠 EPC Rating C





A well presented, two bedroom ground floor flat conveniently situated within a very short walk from the mainline train station and town centre appealing especially to first time buyers or investors.

Accommodation comprises secure communal entrance, entrance hall with two useful storage cupboards. The living/dining room is a good size with modern fitted kitchen accessed off. Bedroom one is a really good size double with fitted wardrobes whilst bedroom two is also of good size, perfect for a home office/guest bedroom. The bathroom is also modern and has a shower over bath plus heated towel rail.

Further benefits include gas fired central heating and double glazed windows throughout. Externally, to the rear of the building is an off street allocated, numbered parking space.

### **Situation**

The highly popular Monkton Park offers walking access to the town centre, park, sports centre, railway station, junior school as well as most pleasant riverside walks and cycle ways. The M4 motorway Junction 17 offers good motor commuting to the major centres of Bath, Bristol, Swindon and London Paddington approximately 60-75 minutes via the mainline train station..

### **Property Information**

Council Tax Band: B

Tenure: Leasehold

Lease Information: TBC

Mains Water And Drainage

Gas Fired Central Heating

EPC Rating: C



## Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



Total area: approx. 56.5 sq. metres (608.1 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.