



📍 11 Cochran Avenue, Chippenham, Wiltshire, SN15 2FG

🔗 £1,250 PCM

- TO LET
- VERY WELL PRESENTED
- THREE BEDROOMS
- ARTIFICIAL GRASS
- SOUTH/WEST CHIPPENHAM
- ALLOCATED PARKING
- UNFURNISHED
- AVAILABLE



📊 EPC Rating C



A very well presented 3 bedroom house with allocated parking for two vehicles situated on the South/West Side of Chippenham. Available immediately, unfurnished, £1250pcm (sorry no pets).

### Description

Accommodation comprises entrance hall with w/c. A nice size kitchen/diner with oven, hob and space for washing machine, dishwasher and fridge/freezer. The living room provides access to the rear garden.

Situated to the first floor is a double bedroom with en-suite shower room and two single bedrooms. There is also a contemporary bathroom with shower over.

Externally there is a very low maintenance rear garden with Astro-Turf and storage unit plus secure rear access to the tandem parking spaces found to the rear.

Further benefits include gas fired central heating and the property provides great access to the A350, A4, A420 and the M4-Junction 17.

A minimum contract for this property is 12 months. (Please bring passport OR driving licence & birth certificate with you at time of viewing).



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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