Connells

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for sale

guide price **£150,000** **Leasehold**



Westcroft Chippenham SN14 0ND

STUNNING FIRST TIME PURCHASE

Ideally situated for easy access to a range of local amenities and benefitting from good road links to the M4 Motorway, There is nothing at all you need to do here, just unpack and live. Two bedrooms, Balcony space, Lovely kitchen and bathroom.



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The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Communal Entrance

Stairs rising to first floor.

Entrance Hall

Doors leading to living/dining room, kitchen, bathroom and bedrooms, loft access.

Sitting Room/Dining Room

Window, Fitted carpet, radiator, space for table and chairs.

Kitchen

Fitted with a matching range of eye and base level units with work surface over, inset sink unit, oven, hob, further appliance space, window.

Bedroom One

Window to Front aspect, fitted carpet, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bathroom

Comprising of a panel enclosed bath with shower over, glass shower screen edged in black, wash hand basin, close coupled WC., heated towel rail. Window.

Outside

A very nice balcony is accessable for sole use, it has space for table and chairsThere is an option to have outside space, please call us to learn more.







To view this property please contact Connells on

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59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306727 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Nov 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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