



14 Coppice Close, Chippenham, Wiltshire, SN15 2FD
£159,500

Located to the Western outskirts of the town centre, a modern well presented ground floor one bedroom maisonette with garden and parking. The accommodation briefly comprises: Entrance hallway, living room, modern kitchen, bedroom and bathroom. The property benefits from gas central heating and double glazing. To the rear there is an enclosed garden and also an allocated parking space. The property has been redecorated and also re carpeted. NO ONWARD CHAIN.

- **Ground Floor Maisonette**
- **Re decorated and re carpeted**
- **One Bedroom**
- **Living Room**
- **Modern Fitted Kitchen**
- **Gas C.H & D.GL**
- **Enclosed Garden**
- **Allocated Parking**

Entrance Hallway

Front door leads into hall with further doors into living room, bathroom and bedroom. Built in cupboard housing hot water tank.

Living Room 16'02" x 11'06" (4.93m x 3.51m)

Double glazed French doors to garden, double glazed window to side, opening to kitchen, built in cupboard, radiator.



Modern Bathroom

Double glazed window, 'P' shaped bath with over bath shower, pedestal hand basin, W.C, ladder radiator.

Outside

Enclosed garden laid mainly to lawn with decked area.



Modern Fitted Kitchen 10'02" x 8'0" (3.10m x 2.44m)

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset electric hob with cooker hood, built in electric oven, plumbing and space for washing machine, integrated fridge/freezer and integrated dishwasher, radiator.



Bedroom 11'10" x 10'03" (3.61m x 3.12m)

Double glazed window, radiator.

Parking

Allocated parking space.

Tenure

We have been advised that the property is Leasehold. The following details have been provided to us by the Vendor:

Length of Lease: tbc

Estate Charge : c. £300 / Year

Ground Rent: 1 / Year

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

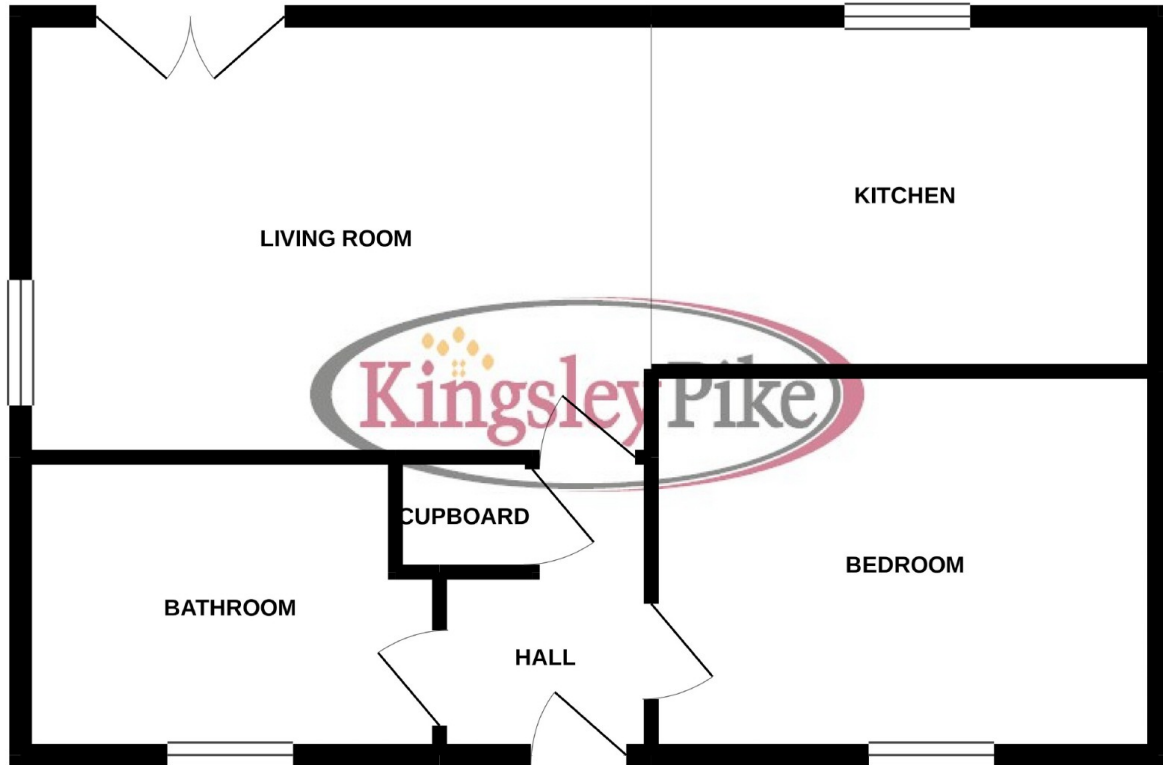
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

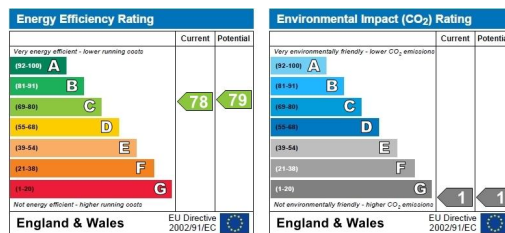


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



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