



**29 Middlefield Road, Allington, Chippenham, Wiltshire, SN14 6GY**  
**£172,500**

Offering excellent road links to both the Town Centre and the the M4 Motorway, a well presented, modern, two bedroom maisonette. The property benefits from lounge/dining room, kitchen two bedrooms and bathroom. Further benefits include a selection of LED spotlighting, double glazing and allocated parking space.

- **First Floor Maisonette**
- **Two Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Double Glazing**
- **Allocated Parking Space**
- **Convenient for M4 Access**

### Entrance porch

Double glazed front door, double glazed window to the side, electric wall mounted heater, stairs to the first floor.

### Landing

Access in to the loft space, doors to all rooms.

### Lounge/Dining Room 18' x 11'08" MAX (5.49m x 3.56m MAX)

Double glazed window to the front, double glazed window to the rear, wall mounted smart electric heater, space for lounge furniture as well as a table and chairs.



### Dining Area



### Kitchen 10'02" x 6'09" (3.10m x 2.06m)

Double glazed window to the rear, electric wall mounted heater, floor and wall mounted units with stainless steel sink and drainer, electric oven, electric hob, extractor fan, plumbing for a washing machine, space for a dishwasher, space for a fridge freezer.



### Bedroom One 11'03" x 8'11" (3.43m x 2.72m)

Double glazed window to the front, smart electric wall mounted heater, wardrobe and cupboard over the stairs.





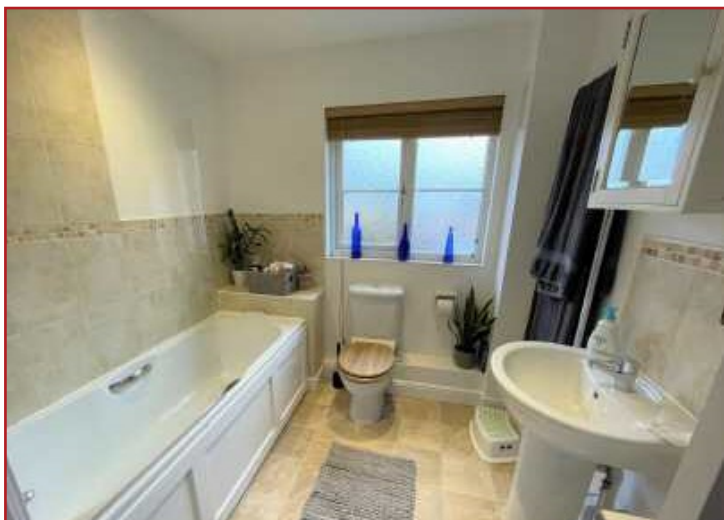
### **Bedroom Two 13' x 6'07" (3.96m x 2.01m)**

Double glazed window to the rear, smart electric wall mounted heater, cupboard housing the hot water tank.



### **Bathroom 7'02" x 6'05" (2.18m x 1.96m)**

Double glazed window to the front, wall mounted towel heater, toilet, wash hand basin, bath with electric shower over, part tiled and extractor fan.



### **Parking**

There is a numbered parking space located to the front of the property.

### **Tenure**

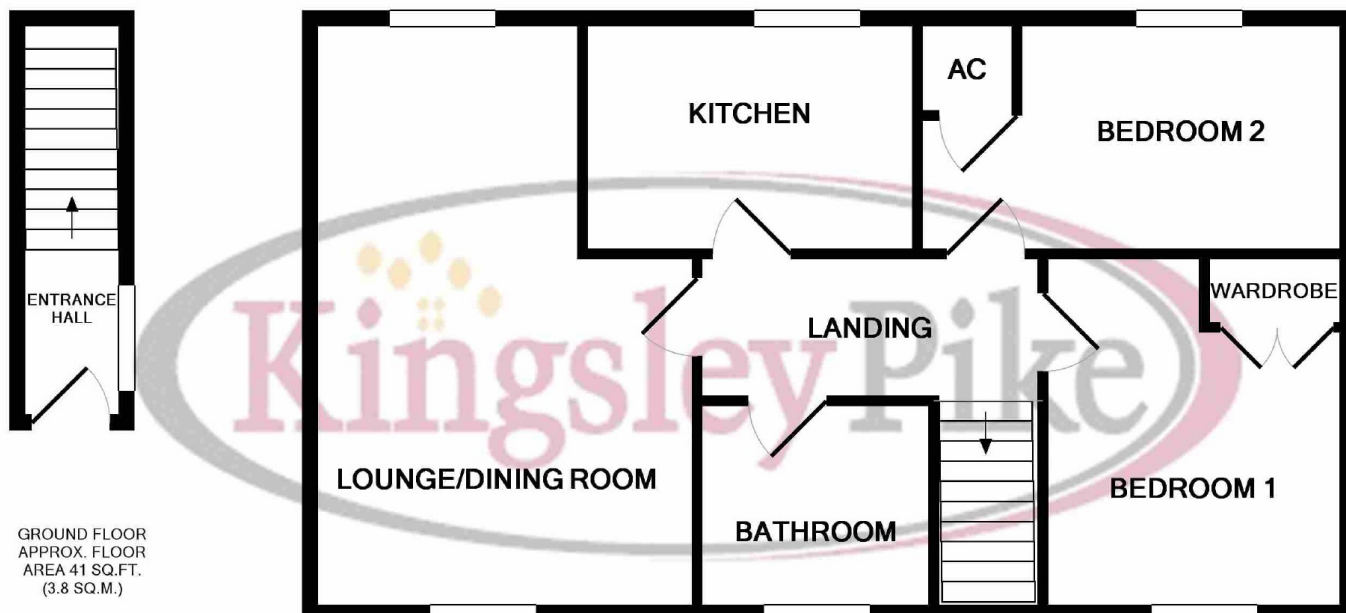
We are informed by the seller that the tenure of this property is Leasehold. The Lease is 125 years from 1 January 2005. Ground Rent is £75.00 per Annum and the current service charge is £214.86 every 6 months. All of the above information is provided to us in good faith by the seller.

### **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



1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



**"Local Knowledge Quality Service"**

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