



**5 Queenfield Court, Parkfields, Chippenham, Wiltshire, SN15 1NX**  
**£155,000**

INVESTORS ONLY. TENANT IN PLACE PAYING £625 PCM. Located within walking distance of the town centre, railway station and John Coles Park, a well presented ground floor flat. The property offers deceptively spacious accommodation and briefly comprises: two double bedrooms, living/dining room, kitchen and bathroom. Further benefits include a communal garden, under floor heating, double glazing, garage and parking space.

- **INVESTORS**
- **Ground Floor Flat**
- **Two Double Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Garage and Parking Space**
- **Communal Gardens**

### Entrance Hall

Front door, doors in to the lounge, kitchen, bedrooms, bathroom and storage cupboard.

### Lounge/Dining Room 17'11" x 10' (5.46m x 3.05m)

Two double glazed windows to the front.



### Lounge Reverse



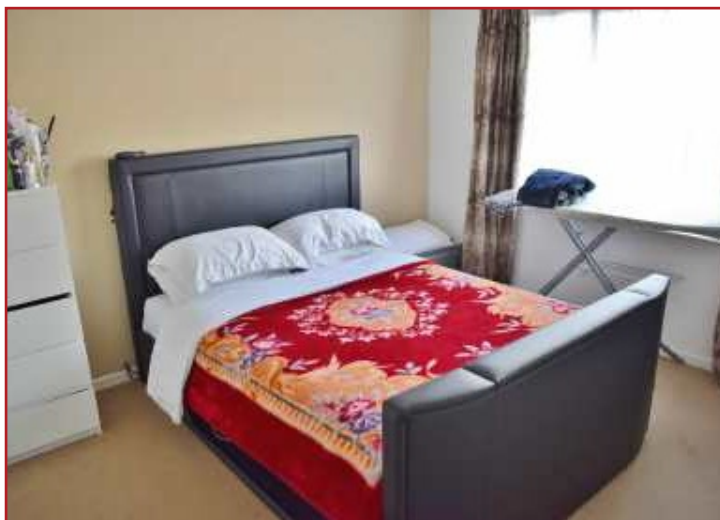
### Kitchen 12' x 8'01" (3.66m x 2.46m)

Double glazed window to the side, floor and wall mounted units, stainless steel sink and drainer, electric cooker, space for a fridge/freezer and extractor fan.



### Bedroom One 12'05" x 12' (3.78m x 3.66m)

Double glazed window to the front and built in wardrobe.



### Bedroom Two 10'08" x 9'05" (3.25m x 2.87m)

Double glazed window to the front and built in wardrobe.



### Bathroom 6'10" x 6'01" (2.08m x 1.85m)

Airing cupboard, toilet, wash hand basin and bath.

### Outside

**Parking**

One allocated parking space to the front of the building.

**Garage**

Single garage located within a block. (Third from the right)

**Agents Notes**

The current owner wishes to sell the property with the current tenant remaining in place. There is currently a rolling contract in place with the tenant paying £625 per month. Please contact us for further information.

**Tenure**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

**Viewing**

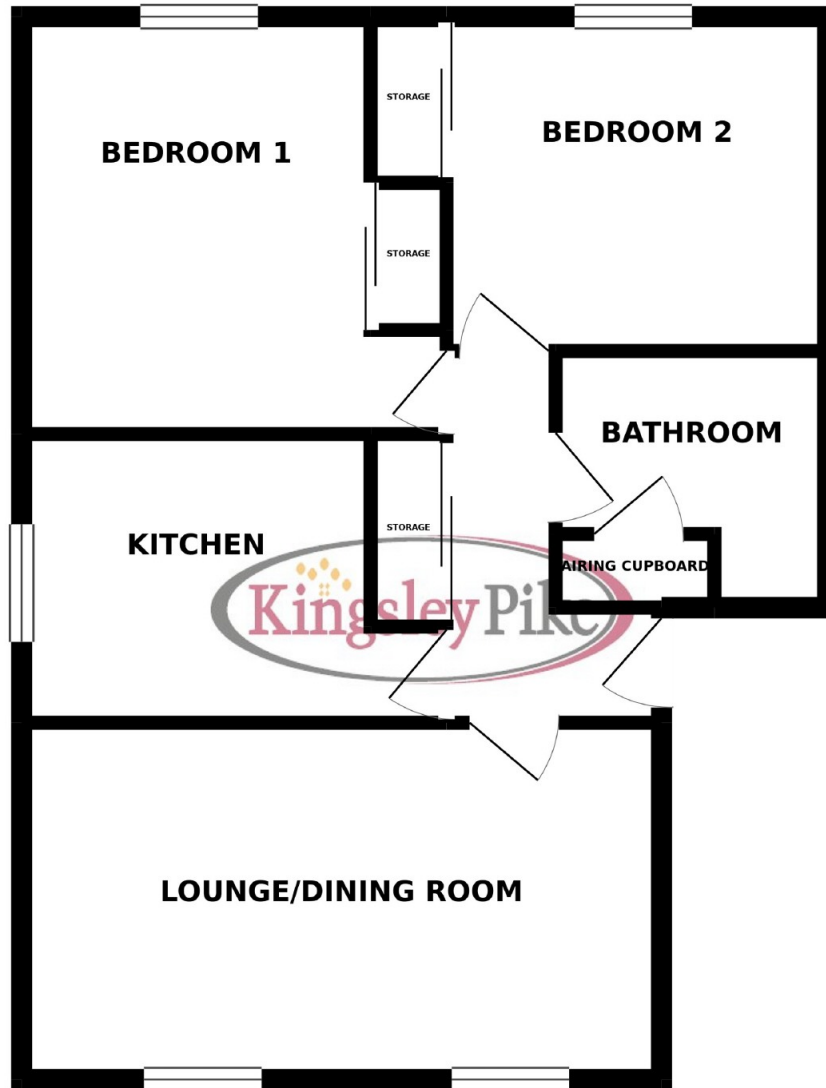
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

**Opening Times**

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



## 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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Two bedroom

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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