



**3 Coppice Close, Chippenham, Wiltshire, SN15 2FD**  
**£157,500**

RE DECORATED AND RE CARPETED - NO ONWARD CHAIN. An ideal purchase for a first time buyer or investor. A modern one bedroom maisonette. Accommodation comprises: Entrance, Living Room, Modern Fitted Kitchen, Modern Bathroom, further benefits include double glazing and gas central heating. The property has an allocated parking space. Situated to the Western side of the town centre, good access to the main line railway and M4 motorway.

- **Modern First Floor Maisonette**
- **Living Room**
- **Modern Fitted Kitchen**
- **Modern Bathroom**
- **Main Bedroom**
- **Gas C.H & D.GL**
- **Allocated Parking Space**
- **No Onward Chain**

### Main Entrance

Front door leads into main entrance, stair case to first floor. Landing with doors to all rooms, radiator and access to loft space with drop down ladder, part boarded, built in cupboard..

### Living Room 14'0" x 13'02" (4.27m x 4.01m)

Dual aspect double glazed windows, two radiators, opening to modern kitchen.



### Main Bedroom 15'06" x 8'08" (4.72m x 2.64m)

Double glazed window, radiator.



### Modern Bathroom

Double glazed window, double shower cubicle, pedestal hand basin, W.C, built in cupboard housing hot water tank, ladder style radiator.



### Modern Fitted Kitchen 11'01" x 6'10" (3.38m x 2.08m)

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboard over, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, integrated dishwasher and fridge / freezer, gas boiler contained within a wall cupboard.



### Outside

#### Parking

One 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: 999 years from 2008

Maintenance Charges: £300/ Year

Ground Rent: £1 Year

**Viewing**

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

**Opening Times**

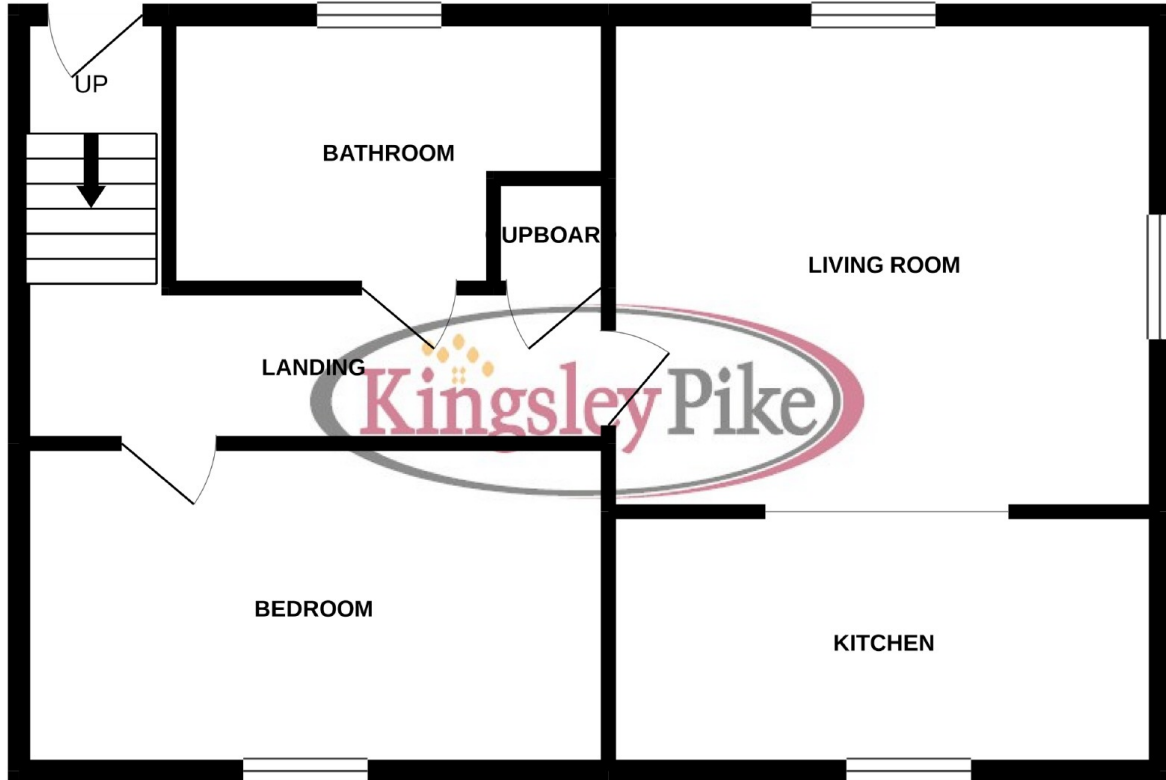
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



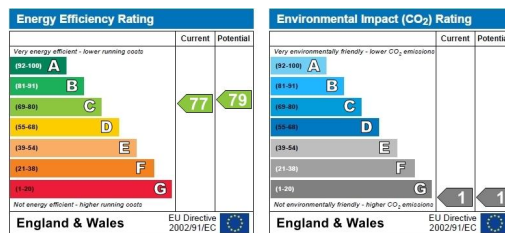
**"Local Knowledge Quality Service"**



## FIRST 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.  
Made with Metropix ©2021



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"**

63 New Road, Chippenham, Wiltshire, SN15 1ES  
T: 01249 464844 | F: 01249 709099  
sales@kingsleypike.co.uk | www.kingsleypike.co.uk