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Middlefield Road, Chippenham

Price Guide £159,950

This spacious two double bedroom apartment is located within a popular residential area of Chippenham. The accommodation is based around a hallway with plenty of storage and doors leading to a lounge, kitchen/breakfast room, bathroom, bedroom two and bedroom one with en suite. Externally the property also benefits from parking.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Situation

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

### Accommodation

With approximate measurements the accommodation comprises:

### Communal Entrance

### Entrance Hall

Door to front, doors to lounge, kitchen/breakfast room, bathroom and bedrooms, storage cupboards, electric heater.

### Lounge 4.17m x 3.84m (13'08" x 12'07")

Upvc double glazed window to front, door to hallway, electric heater, television point.

### Kitchen/Breakfast Room 4.11m x 2.62m (13'06" x 8'07")

Upvc double glazed window to front, door to entrance hall, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine, fridge freezer.

### Bedroom One 3.56m x 2.90m (11'08" x 9'06")

Upvc double glazed window to rear, electric heater, built in wardrobes.

### En Suite

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, electric heated towel rail, extractor fan.

### Bedroom Two 2.97m x 2.72m (9'09" x 8'11")

Upvc double glazed window to front, electric heater.

### Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, electric heated towel rail, extractor fan.

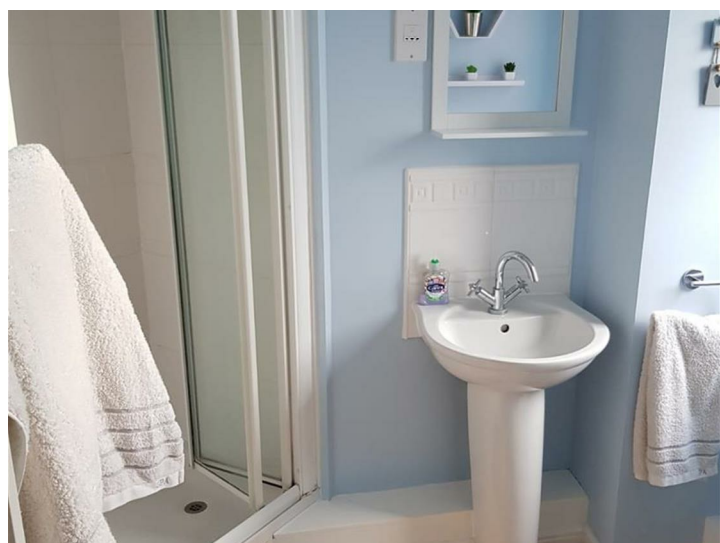
### Externally

Allocated parking

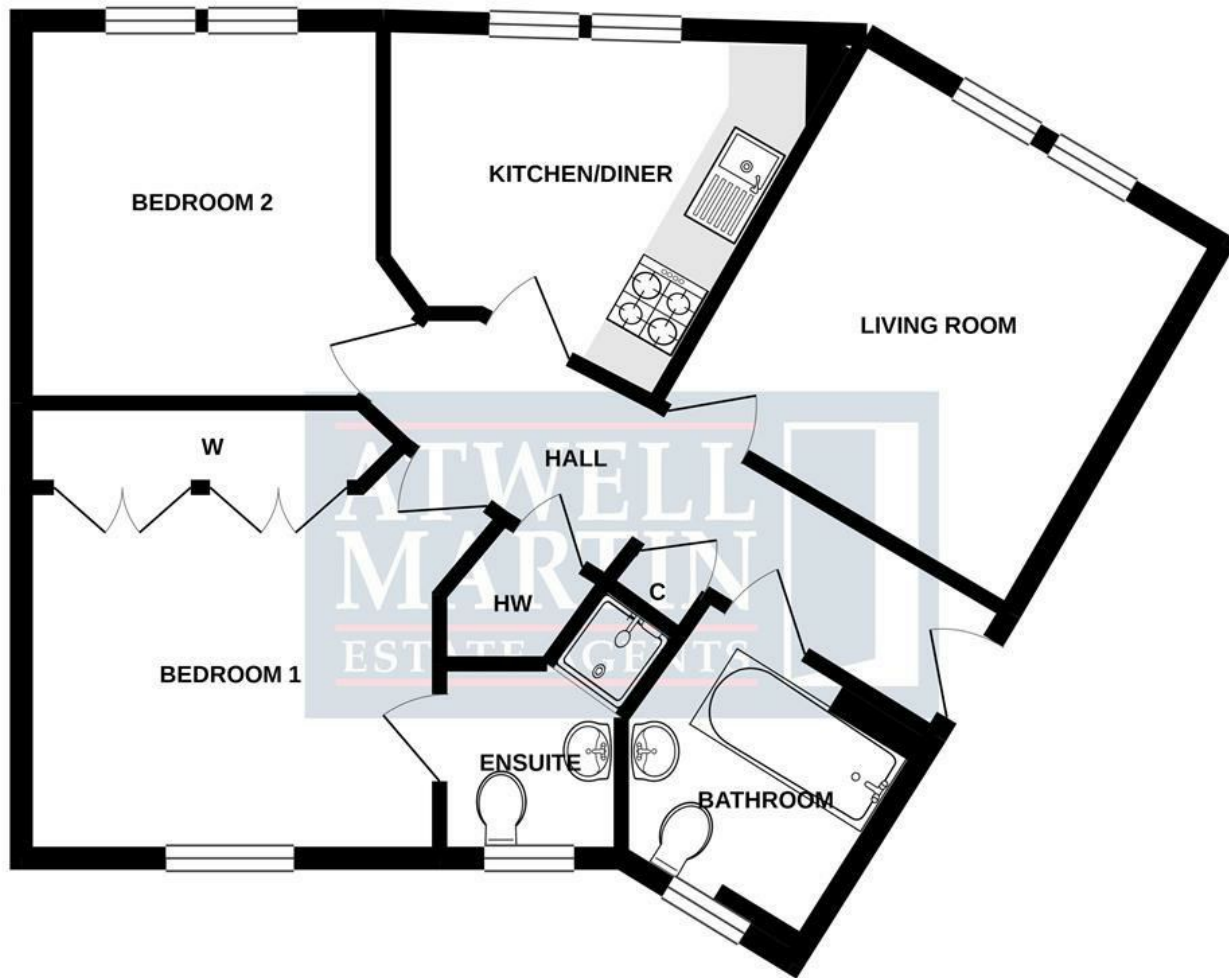
### Service Charge & Lease

Service Charge is Approx £450 every 6 months.  
Ground Rent £150 Per Year  
Lease 105 years remaining





# 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing