Kingsley Pike

"Local Knowledge Quality Service"

19 Chapel Mews, Chippenham, Wiltshire, SN15 3AU
£205,000

Located within the heart of Chippenham moments from the High Street a two bedroom Maisonette with access in to the single garage directly from the entrance hallway. The accommodation is arranged over two floors and benefits from a ground floor cloakroom and replacement gas fired boiler.

- **Maisonette - Private Entrance**
- **Two Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom & Cloakroom**
- **Single Garage**
- **Central Location**
- **Replacement Gas Boiler**

Ground Floor Private Entrance
Double glazed front door, double glazed window, radiator, door to the garage, bedroom two, cloakroom and stairs to the first floor.

Cloakroom
Radiator, toilet and wash hand basin.

Bedroom Two 9'07" x 8'08" (2.92m x 2.64m)
Double glazed window to the front and radiator.

First Floor

Lounge/Dining Room 16'10" x 14'08" Maximum (5.13m x 4.47m Maximum)
Double glazed doors with Juliette balcony, double glazed window, two radiators, storage cupboard, door to the hall and door to the kitchen.

Kitchen 13'03" x 7'05" (4.04m x 2.26m)
Double glazed window to the front, replacement gas fired boiler, range of floor and wall mounted units, one and a half bowl sink and drainer, plumbing for a washing machine and dishwasher, space for a fridge/ freezer, gas hob, electric oven, extractor fan, laminate flooring.

Hallway
Airing cupboard, door to the bathroom and bedroom.

Bedroom One 11'02" x 10'01" (3.40m x 3.07m)
Double glazed window to the rear and radiator.

Bathroom 6'06" x 5'06" (1.98m x 1.68m)
Double glazed window to the rear, radiator, toilet, wash hand basin, bath with mains shower over.

Single Garage 16'11" x 8'04" (5.16m x 2.54m)
Up and over door to the front, power and personal door leading in to the entrance hallway.

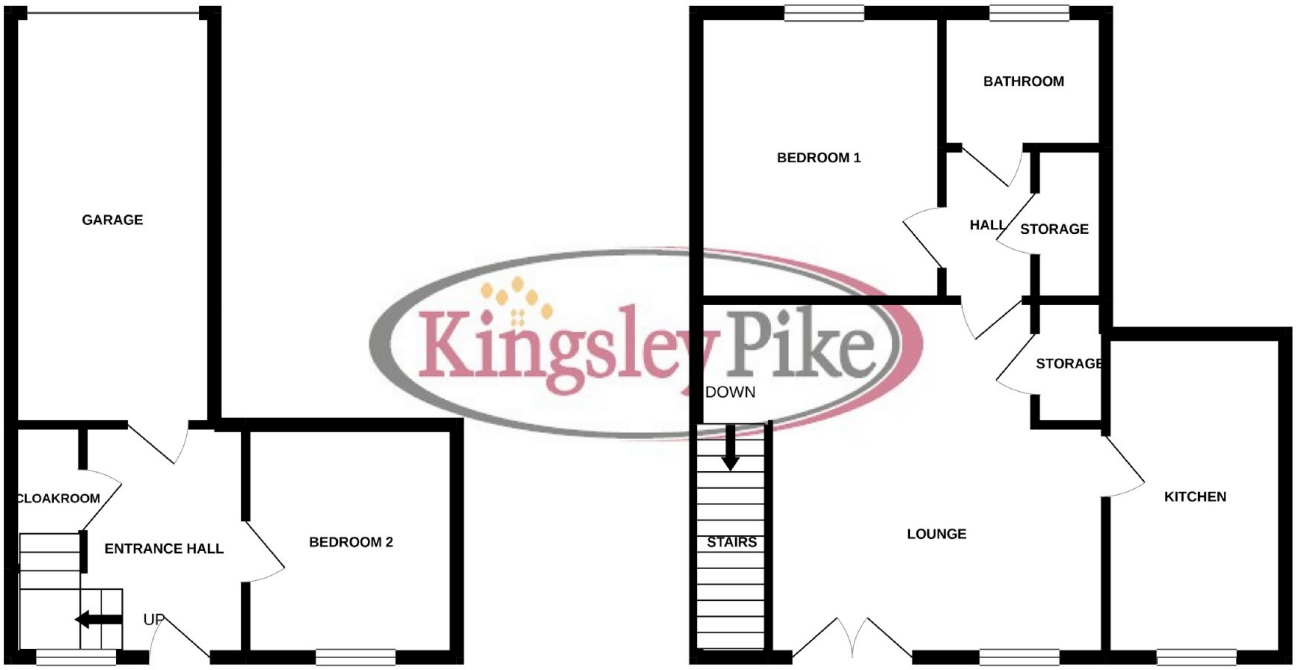
Tenure
We are informed by the seller that the tenure of this property is Leasehold. 981 year lease remaining (as of 2021) service charge £1280 per annum and ground rent £85 per annum. All details supplied by the seller.

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

Opening Times
Monday - Friday 9.00am - 5.30pm / Saturday 9.00am - 4.00pm

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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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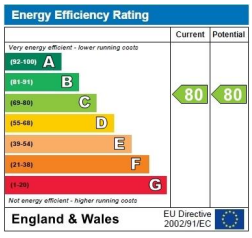

All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.

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