

# Chapel Mews, Chippenham, SN15 3AU

NO ONWARD CHAIN! A delightful Grade II listed period mews cottage situated in a quiet backwater just off the town centre within a private courtyard conversion with its own security entry system and c.20' garage. The beautifully appointed accommodation offers two double bedrooms, master with small dressing area and en-suite shower room, family bathroom, sitting/dining room, cloakroom and kitchen with built-in hob & oven. Other attributes include gas central heating and sealed unit double glazing with the majority of aspects overlooking the inner courtyard, security entry system to both ends of the courtyard, bin and bike store.

## Situation

The property is pleasantly situated close to the bustling Market Place and town centre offering a wide range of amenities. Just a short walk beyond is the pleasant Monkton Park with a nine hole golf course, riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station linking to the Georgian City of Bath in under a quarter of an hour, the commercial centres of Bristol and Swindon as well as London, Paddington in just over an hour.

## Communal Entrance Lobby

Two possible entrance points. Either via the rear entrance with twin wooden entrance doors with entry phone, just beyond the garage into the inner courtyard, or via glazed double doors to the front entrance with entry phone leading into flagstone entrance lobby with door into communal courtyard and timber entrance door to:

## Reception Hall

Entry phone. Radiator. Telephone point. Wooden flooring. Door to inner lobby and door to:

## Cloakroom

Close coupled WC. Pedestal wash basin with tiled splashback. Radiator. Extractor fan.

## Inner Lobby

Radiator. Wooden flooring. Through to sitting room and door to:

## Kitchen

Double glazed casement window to rear courtyard. Range of drawer and cupboard base units and matching wall mounted cupboards. Stainless steel

one and a half bowl single drainer sink unit with cupboard base unit under with chrome mixer tap and tiled splashback. Built-in gas hob and electric double oven with extractor hood over. Worcester gas fired combination boiler for radiator central heating and hot water. Space and plumbing for washing machine. Space for fridge freezer.

## Sitting/Dining Room

Double glazed casement window to rear courtyard. Radiator. TV aerial point. Staircase to first floor with cupboard under. Coving. Wooden flooring.

## First Floor Landing

Spacious with window to front. Radiator. Access to insulated roof space. Doors to:

## Bedroom One

Casement window to rear courtyard. Radiator. TV aerial point. Telephone point. Through to

## Dressing Area

Space for unit. Double glazed window to rear. Door to:

## En-Suite Shower Room

Tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Radiator. Access to loft space. Shaver point. Extractor fan.

## Bedroom Two

Casement window to courtyard. Radiator.

## Bathroom

Casement window to front. White suite comprising panelled bath with chrome mixer tap. Tiling to principal areas. Pedestal wash basin with tiled splashback. Close coupled WC. Radiator. Shaver point. Extractor fan.

## Outside

### Communal Courtyard

Attractive inner courtyard.

### Storage Room

Communal storage room with wheelie bins and bike store.

### Garage

19'11" x 8'7"

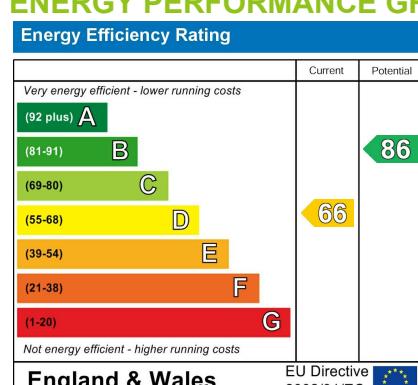
Twin wooden doors to front.

### Directions

From the Market Place proceed past the Post Office and turn right at the mini roundabout into St Marys Street. Follow the road round to the left and proceed along the lane adjacent to Iceland Car Park where the garage will be found on the left. The communal access doors will be found just further on in the three storey period stone building to the left.



## ENERGY PERFORMANCE GRAPHS



Tenure: Leasehold

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

£250,000