



22 Market Mead
Chippenham, SN15 3RZ

GOODMAN WARREN BECK

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A modern two bedroom first floor apartment ideally situated in a small cul-de-sac within this popular location just a short walk to the mainline railway station, town centre and riverside walks.

The accommodation offers a reception hall with useful storage cupboard, a large sitting/dining room with Juliet balcony, a modern kitchen with a range of fitted units and built-in oven and hob, two good size bedrooms and a bathroom with overbath shower.

Other attributes include uPVC double glazing, gas central heating and an allocated parking space to the rear.

GOODMAN WARREN BECK

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£177,500

SITUATION

The property is ideally situated within the popular Market Mead development, within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

Entrance door to:

ENTRANCE HALL

Radiator. Telephone point. Two storage cupboards. Doors to:

SITTING/DINING ROOM

Two double glazed windows to front. Double glazed French doors with 'Juliet' balcony. Radiator. Television point. Two telephone points. Opening through to:

KITCHEN

Double glazed window to front. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with matching up stands and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Built in electric oven and gas hob with stainless steel extractor over. Space and plumbing for washing machine. Space for fridge freezer. Cupboard housing gas fired combination boiler. Spotlights.

BEDROOM ONE

Double glazed window to rear. Radiator. Built-in double wardrobe. Television point. Telephone point.

BEDROOM TWO

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to rear. Ladder radiator. Panelled bath with chrome mixer tap and separate shower over. Pedestal wash basin with chrome mixer tap. Close coupled WC. Shaver point. Extractor.

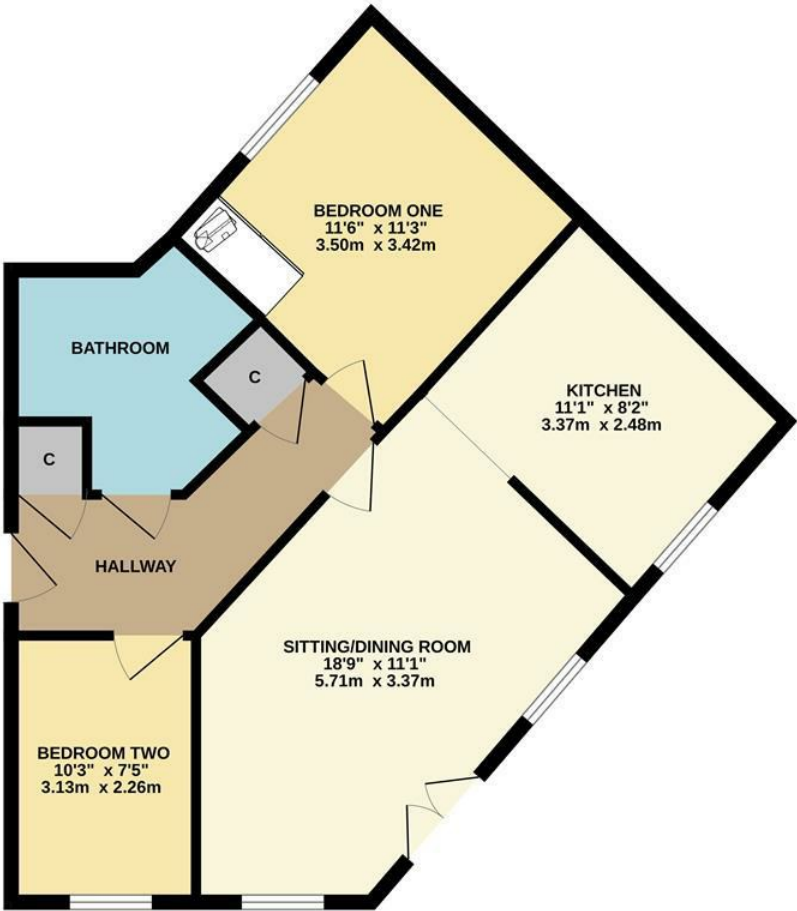
PARKING

There is one allocated parking space to the rear of the property.

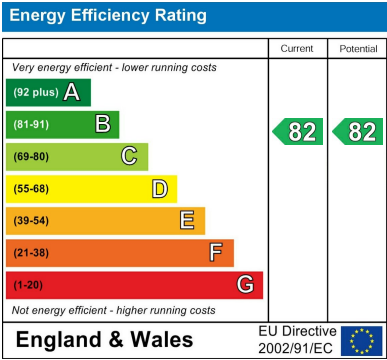
DIRECTIONS

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill, remain on this road which becomes Cocklebury Road. Continue on Cocklebury Road passing Wiltshire College and Market Mead can be found on the right hand side.

FIRST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold

TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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