





# 3A Hill Rise, Chippenham, SN15 1AT

A two bedroom ground floor maisonette located on the northern side of Chippenham within walking distance to local amenities. The accommodation comprises of a good size sitting room, opening into the Kitchen. Two bedrooms and a bathroom. There is garden to the front of the property and driveway at the rear. The property is in need of updating.

## Situation

The property is situated in a mature popular area on the northern side of the town, close to a local shop, senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.½ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

## Accommodation Comprising:

### Canopied Porch

Entrance door to:

### Sitting Room

Double glazed window to front. Wood laminate flooring. Coving. Doorway to Inner Hall. Door way to:

### Kitchen

Double glazed window to front. Drawer and cupboard base units with matching wall mounted cupboards. Single bowl single drainer stainless steel sink unit with tiled splashback. Space and plumbing for automatic washing machine.

### Inner Hall

Doors to:

### Bedroom One

Double glazed window to rear. Wood laminate flooring.

### Bedroom Two

Double glazed window to rear. Cupboard housing hot water tank.

## GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

£105,000

## Bathroom

Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Fully tiled walls. Tiled floor. Extractor fan.

## Outside

### Front Garden

Area of lawn enclosed by timber fencing.

### Rear Garden

The rear garden is shared between the ground floor flat and the first floor flat. There is a small access strip, parking space and area of garden to the rear of the property. The remaining garden is for the first floor flat.

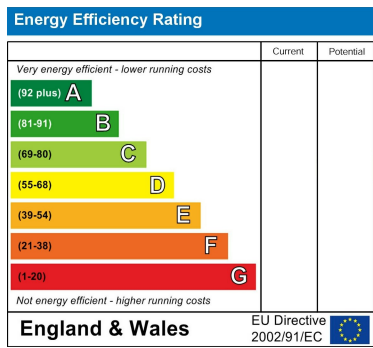
## Directions

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the roundabout onto Malmesbury Road and take the first right into Greenway Lane. Follow this road along, passing a shop on your left hand side and the turning into Hill Rise will be found shortly afterwards on your right. The property can be found after a short distance on your left hand side.

## Agents Note

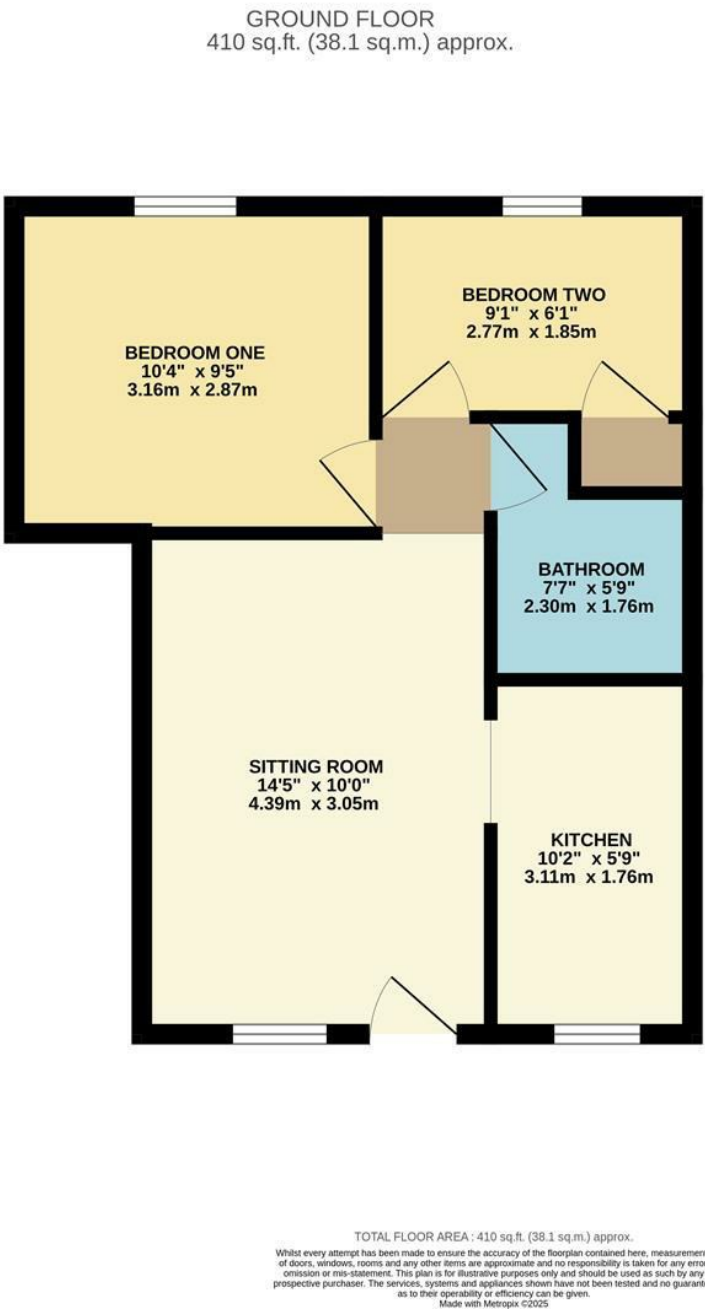
This property is currently holds a Freehold Title. The new buyers will be required to have a new 999 year lease with nil Ground Rent and Service charge granted on completion enabling the Title to be changed to Leasehold. We have been advised that a buyer could anticipate an additional £500 or so in legal fees for this new lease and the Land Registry fee is slightly higher at £250.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Freehold



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)