



111 Barley Leaze, Chippenham, SN14 6GW

£320,000

Set away from the road at the end of a cul de sac this modern semi detached home has the benefit of a single garage with parking space. Internally comprising; entrance hall with access to a downstairs toilet, lounge with dual aspect windows, kitchen/dining room with French doors in to the garden, three bedrooms one with ensuite and a family bathroom. The South west facing rear garden is laid to lawn with gated side access and pathway leading to the side door of the single garage.

Entrance Hall



Double glazed front door, radiator, tiled floor, under stairs storage cupboard, stairs to the first floor, door to the lounge, door to the cloakroom and door to the kitchen/dining room.

Cloakroom

Double glazed window to the front, tiled floor, radiator, toilet and wash hand basin.

Lounge 17' x 9'04" (5.18m x 2.84m)



Double glazed windows to the front and side, radiator.



Kitchen/Dining Room 17' x 8'09" (5.18m x 2.67m)



Double glazed windows to the front and side, double glazed door to the garden and double glazed French doors. tiled floor, space for a table and chairs, range of floor and wall mounted units, gas hob, extractor, electric oven, integral fridge/freezer, washing machine, tiled splashes and wall mounted gas boiler.

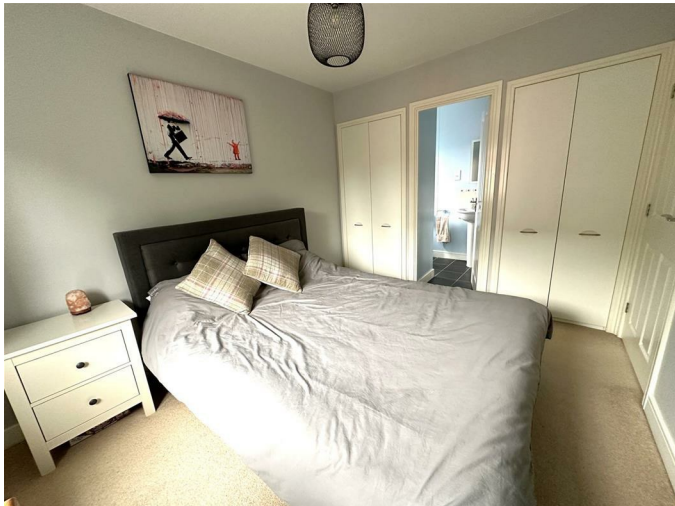




Landing

Airing cupboard, loft access, doors to the bedrooms and bathroom.

Bedroom One 11'06" x 9'01" (3.51m x 2.77m)



Double glazed window to the front, radiator, two sets of built in wardrobes and door to the en suite.

En Suite



Double glazed window, tiled floor, radiator, toilet, wash hand basin and shower cubicle.

Bedroom Two 10' x 9'03" (3.05m x 2.82m)



Double glazed window to the front and radiator.

Bedroom Three 9'08" x 6'09" (2.95m x 2.06m)



Double glazed window to the side and radiator.

Rear Garden

South West Facing, part walled with gated side access, laid to lawn with pathway leading to the personal door of the single garage.



Single Garage 17' x 9'03" (5.18m x 2.82m)



Up and over door to the front, power and light.

Parking Space

The numbered parking space is located in front of the garage.

Tenure

We are advised by the .Gov website that the property is freehold. There is currently an estate management charge of £93.44 payable every six months.

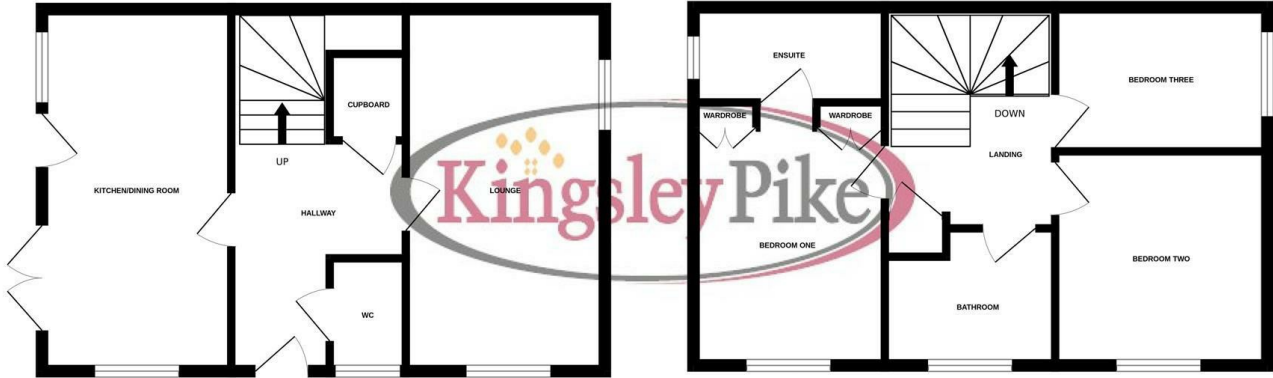
Council Tax

We are advised by the .GOV website that the property is band D.

Floor Plan

GROUND FLOOR

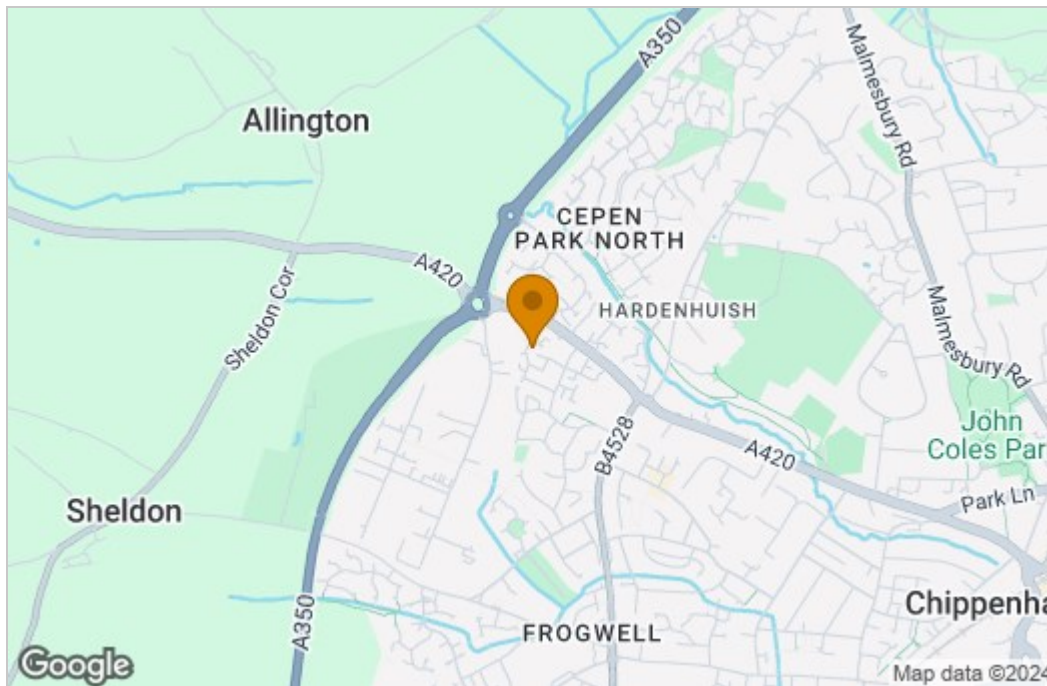
1ST FLOOR



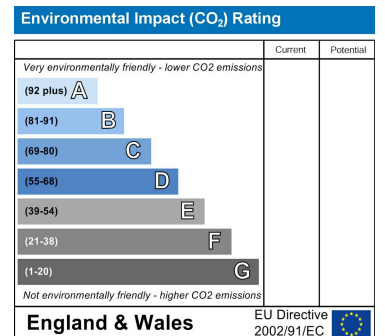
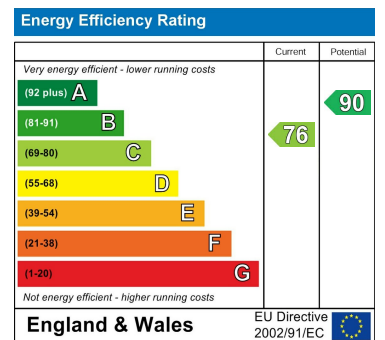
3 BEDROOM SEMI DETACHED HOUSE

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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Area Map



Energy Efficiency Graph



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