

for sale

offers in excess of **£180,000**



Barley Leaze Chippenham SN14 6GW

Two Bedroom Ground Floor APARTMENT with open plan lounge/diner/kitchen, two bedrooms with ensuite to the master plus further bathroom. Allocated parking for one vehicle. NO ONWARD CHAIN.



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Description

This GROUND FLOOR apartment is situated in a convenient location for all local amenities and within easy reach of Chippenham Town Centre where you will find a range of shops, bars and retail outlets. There is also a mainline railway station providing access to Bristol, Bath and London.

The property itself comprises Entrance Hall, open plan Lounge/Diner and Kitchen, Two Bedrooms with ensuite to the master plus a further bathroom. Outside there is allocated parking for one vehicle. The property further benefits from electric heating and double glazing. NO ONWARD CHAIN.



Accommodation

Entrance Hall

Entrance door to front. Double glazed window. Airing cupboard. Storage cupboard. Doors to all rooms.

Lounge/Diner/Kitchen

22' 5" max x 10' 7" max (6.83m max x 3.23m max)

Two double glazed windows to front. Double glazed window to rear.

Kitchen Area

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric over and hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar.

Bedroom One

11' 4" x 9' 4" (3.45m x 2.84m)

Two double glazed window to front. Built in wardrobe. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

9' 6" x 7' 5" (2.90m x 2.26m)

Two double glazed windows to front.

Bathroom

Suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment. Part tiled walls. Double glazed window.

Outside

Allocated parking for one vehicle.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305901 - 0008

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/CHM305901

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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