



📍 35 Barley Leaze, Chippenham, SN14 6GW

🏠 £180,000

A well-located and extremely spacious two bedroom coach house, with modern accommodation, garage and off-road parking, situated within easy reach of J17 of the M4 and Chippenham railway station. No Onward Chain.

- Two Bedroom Coach House
- Spacious & Modern Accommodation
- Double Bedroom with Fitted Wardrobes
- Large Dual-Aspect Lounge / Diner
- White Suite Bathroom
- Garage & Off-Road Parking
- Quiet Courtyard Position
- Popular West Side of Chippenham
- Ideal First Time Purchase or Investment Opportunity
- No Onward Chain

🔑 Leasehold

🏠 EPC Rating D



A wonderful two bedroom coach house with garage, situated in a quiet cul-de-sac on the popular West side of Chippenham, offering easy access to J17 of the M4 and Chippenham railway station. The property offers a warming combination of spacious living and light & airy accommodation.

The property is accessed via its private entrance on the ground floor, with entrance hall and staircase leading up to the principal accommodation on the first level. There is a generous dual-aspect lounge diner, kitchen with modern fitted units, double bedroom with fitted wardrobes, further large single bedroom with built-in storage, and family bathroom with white suite.

Externally there is an off-road parking space, and single garage.

This fantastic property would make the perfect first time purchase, or investment buy.

Situation

Situated on the western side of the town well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band; B

Leasehold - 107 Year Lease. Service Charges of Circa £480 per annum and Ground Rent of £150 per annum.

Mains Electricity, Water & Drainage

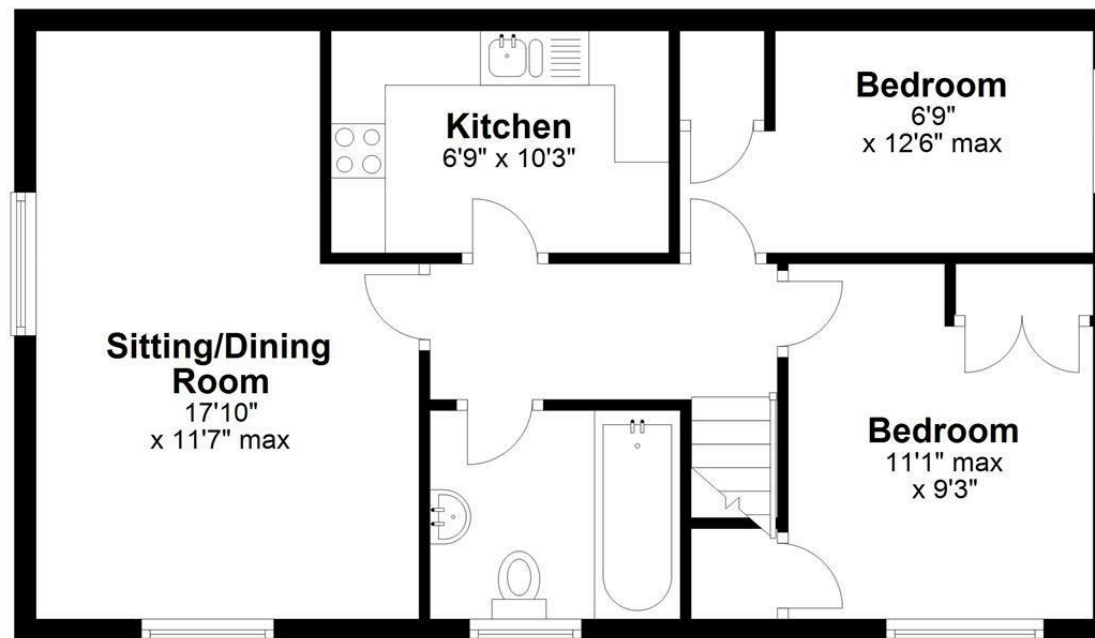
Electric Heating

EPC Rating; D



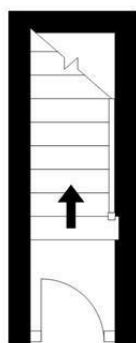
First Floor

Approx. 569.1 sq. feet



Ground Floor

Approx. 22.7 sq. feet



Total area: approx. 591.8 sq. feet

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.