





📍 61 Barley Leaze, Chippenham, Wiltshire, SN14 6GW

🏠 Price Guide £165,000

OFFERED WITH NO ONWARD CHAIN-A modern, first floor apartment, with allocated parking which forms part of a development on the popular Western side of Chippenham offering excellent access to both J17 of the M4 and Chippenham railway station. The property would make the perfect first time purchase or investment opportunity.

- Offered With No Onward Chain
- Modern First Floor Apartment
- West Side of Chippenham
- Two Double Bedrooms
- Popular Development
- Great Access to the M4-Junction 17
- Principal Bedroom With En-Suite Shower Room & Built-In Wardrobe
- Allocated Parking
- Perfect First Time Buyer Purchase or Investment Opportunity

🏠 Leasehold

🏠 EPC Rating C





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The internal accommodation briefly comprises; communal entrance hall, private hall with storage cupboard, a good sized open plan kitchen/living room, with island, washing machine, dishwasher and sitting area. The main bedroom benefits from having built in wardrobes and modern en-suite shower room. There is a further double bedroom and finally, a bathroom with natural light.

Externally there is an off street allocated parking space. Further benefits include the use of a communal bike store. The estimated rental income is approximately £1050.00 per calendar month.

#### **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**

Tenure: Leasehold

Council Tax Band: B

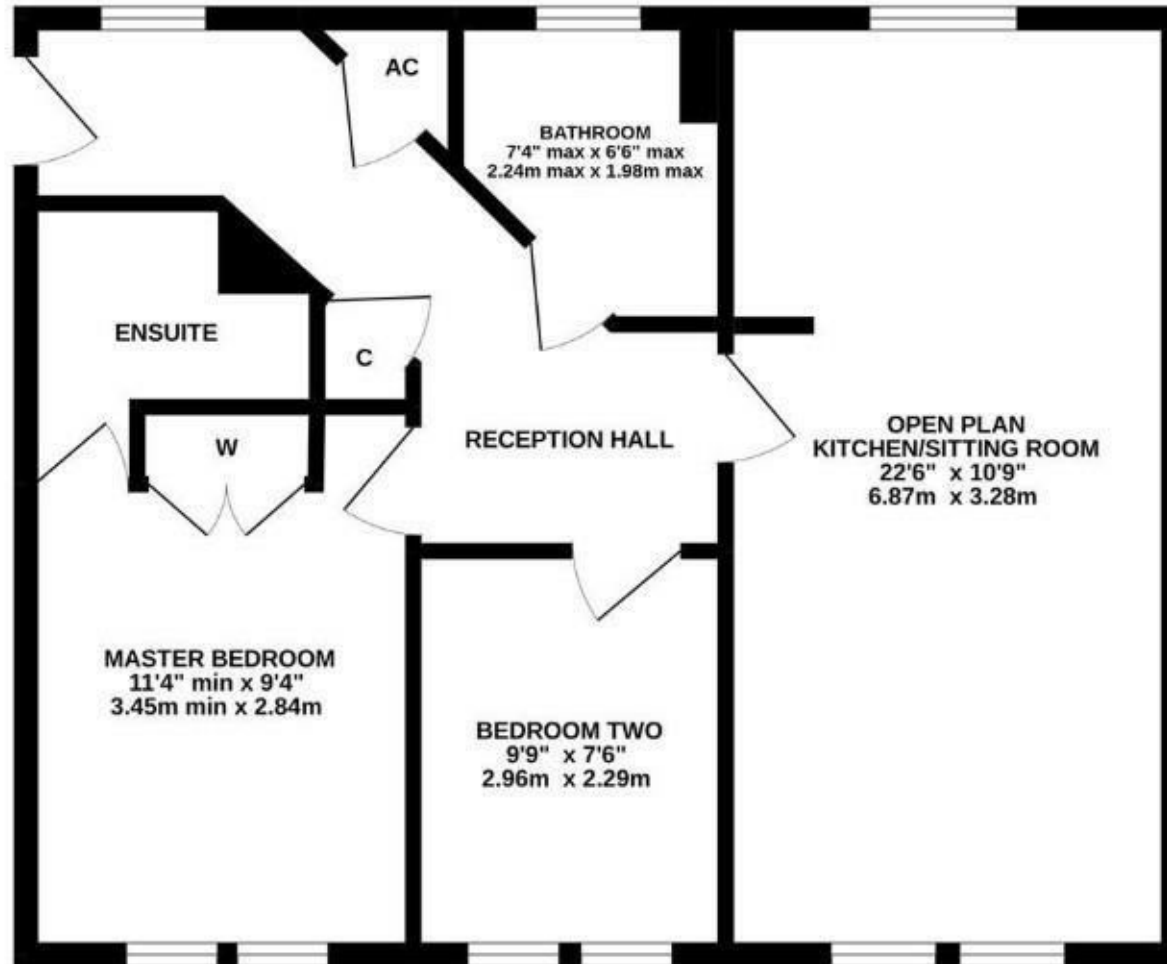
Electric Heating

Mains Services Connected

EPC Rating: C



FIRST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



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