



17 Middle Leaze
Chippenham

GOODMAN WARREN BECK

17 Middle Leaze, Chippenham SN14 6GX

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£365,000

NO ONWARD CHAIN! A much improved and well presented town house situated in the popular Fenway Park development on the north west outskirts of town offering easy access to a wide range of amenities and with the added benefit of a large garden studio/office. The accommodation on the ground floor offers a spacious reception hall with shower room, a family room which was formerly the garage which could be reinstated if required and a refitted kitchen/dining room with range cooker, integrated appliances and bi-fold doors to the garden. The first floor boasts a generous sitting room, third bedroom with fitted wardrobes and cupboards and a good size family bathroom. The top floor boasts a large master bedroom with full width fitted wardrobes and en-suite shower room and a second double bedroom with built-in triple wardrobe. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking and to the rear is an enclosed garden with the detached garden studio/office offering scope for a variety of uses.

SITUATION

Fenway Park is a small development on the north west outskirts of the town very conveniently situated for numerous amenities. M4 J.17 is c.4 miles and the A420 to Bath and Bristol is easily accessible. The property is close to superstores and supermarkets and there is a medical centre and chemist on the entrance to the development. Two quality senior schools and primary schools are within walking distance whilst the town centre and mainline rail station is c.1 mile.

ACCOMMODATION COMPRISING:

Double glazed entrance door to:

RECEPTION HALL

Double glazed window to front. Radiator. Stairs to first floor with storage under. Wood laminate flooring. Doors to:

SHOWER ROOM

Chrome ladder radiator. Shower area. Corner wall hung wash basin. Close coupled WC. Fully tiled walls. Extractor.

KITCHEN/DINING ROOM

Double glazed window and bi-fold doors to rear.

Range of drawer and cupboard base units with matching wall mounted units. Worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated dishwasher, fridge/freezer and washing machine. Range cooker. Wood laminate flooring.

FAMILY ROOM

Internal window to hallway. Radiator. Storage cupboard. Wood laminate flooring.

FIRST FLOOR LANDING

Stairs to Second Floor. Doors to:

SITTING ROOM

Two double glazed windows to rear. Radiator with decorative cover. Feature electric fireplace. Coving.

BEDROOM THREE

Two double glazed windows to front. Fitted wardrobes, overbed cupboards, dressing table, cupboards and shelving.

BATHROOM

Radiator. Panelled bath with chrome mixer tap with shower attachment and tiling to principal areas.

Pedestal wash basin with mixer tap and tiled splash back. Close coupled WC. Shaver point. Mirror. Extractor fan. Wood laminate flooring.

SECOND FLOOR LANDING

Cupboard housing hot water tank. Access to part boarded roof with light and pull down wooden ladder. Doors to:

MASTER BEDROOM

Two double glazed windows to rear. Radiator. Full width built-in wardrobes. Wood laminate flooring. Door to:

EN-SUITE SHOWER ROOM

Radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Wood laminate flooring. Extractor.

BEDROOM TWO

Two double glazed windows to front. Radiator. Built-in triple wardrobe.

FRONT GARDEN

Driveway providing off road parking. Paved pathway to front door. Outside light.

REAR GARDEN

Fully enclosed by fencing with gated side access. Artificial lawn with patio area and decked area. Outside tap, power point and lighting.

OFFICE/STUDIO

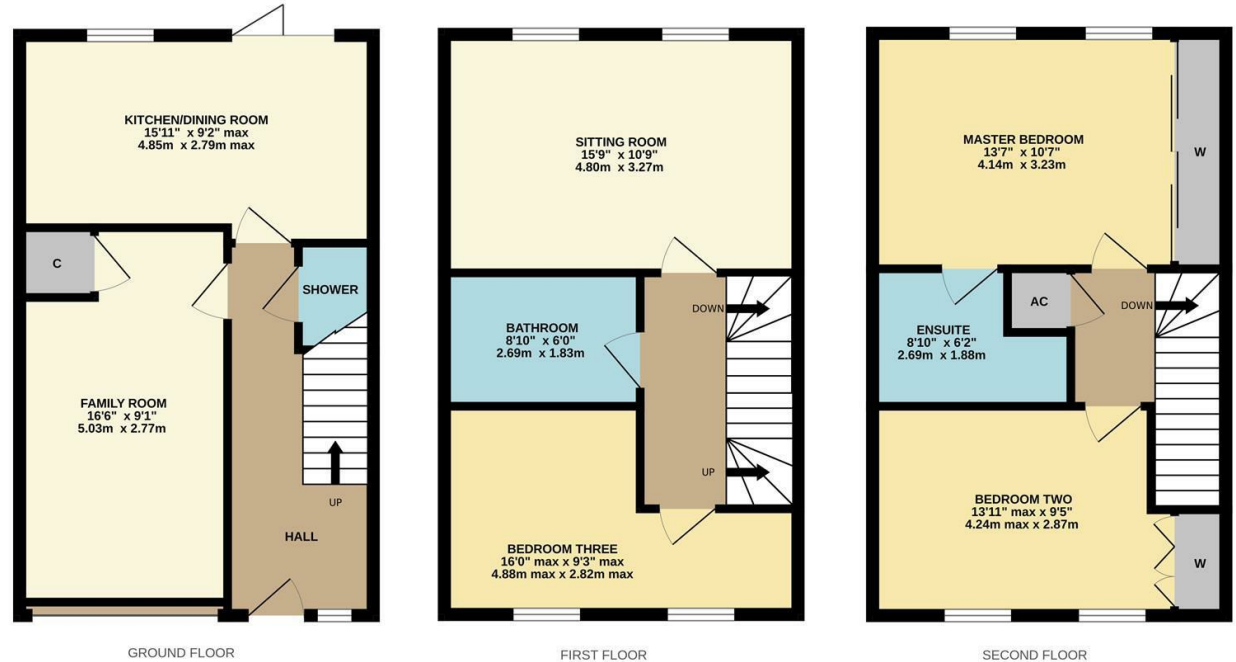
13'3" x 9'9"

Double glazed window and French doors. Electric heater. Wood laminate flooring.

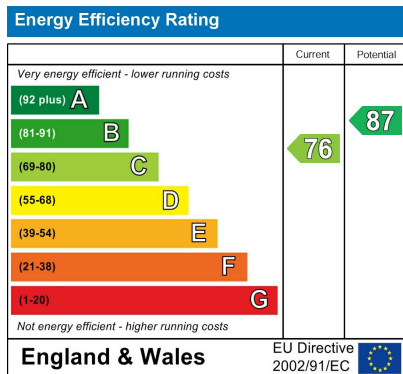
DIRECTIONS

Take the Bristol Road from the town centre and proceed over the double roundabout at the bottom of Hardenhuish Lane. Take the next left into the Fenway Park development. Go past the medical centre, then first right into Middle Leaze.

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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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