



53 Barley Leaze, Chippenham, SN14 6GW

A much improved one bedroom second floor apartment which has been recently redecorated and had new flooring fitted through out. The property is very well presented throughout and offers a spacious entrance hall with a handy storage cupboard, a good size sitting/dining room with French doors and a Juliet balcony which opens into a well appointment kitchen with newly fitted oven and hob, a double bedroom with a built-in wardrobes and a refitted shower room. Other benefits include electric heating, double glazing and a conveniently located allocated parking space.

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.

Entrance Hall

Double glazed window to side. Cupboard housing hot water tank and immersion heater. Storage cupboard. Doors to:

Sitting/Dining Room

French doors with Juliet balcony to side overlooking a green area. New electric panel heater. Opening to:

Kitchen

Double glazed window to side. Drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurface with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. New built-in oven and hob with extractor over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Vinyl flooring.

Bedroom

Double glazed window to side. New electric panel heater. Fitted wardrobes with hanging rail and shelving.

Refitted Shower Room

Extractor wide fully tiled shower cubicle. Pedestal wash basin with chrome

GOODMAN WARREN BECK

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£159,950

mixer tap and tiled splash backs. Close coupled WC. Wood laminate flooring. Shaver point.

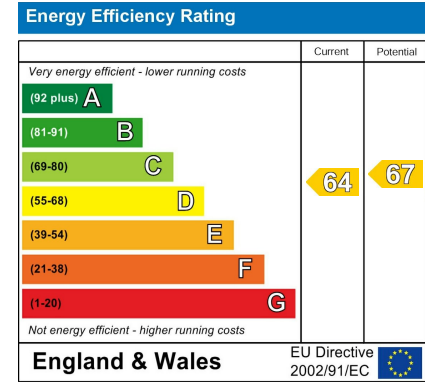
Allocated Parking

There is one conveniently located allocated parking space.

Directions

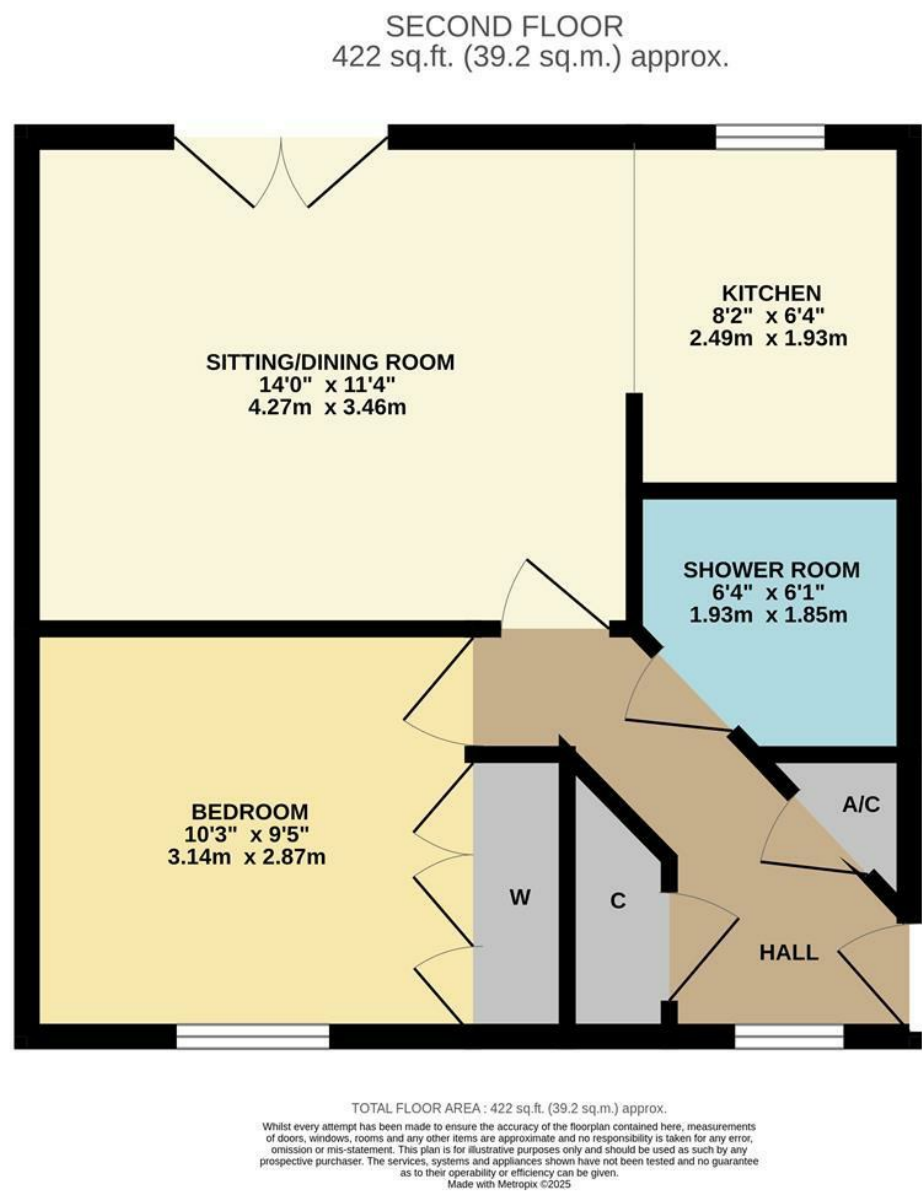
Take the Bristol Road from the town centre and proceed over the double roundabout at the bottom of Hardenhuish Lane. Take the next left into the Fenway Park development. Go past the medical centre, then first right into Middle Leaze. Bear round to the left then at the next junction into Barley Leaze turn right. The property will then be found on the left hand side adjacent to open green space.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold



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