



# 47 Barley Leaze, Chippenham, SN14 6GW

A one bedroom first floor apartment located within the Fenway Park development. The property offers spacious accommodation and comprises of entrance hall. a spacious sitting/dining room with juliet balcony, kitchen with built-in oven and hob, a double bedroom with built-in wardrobes and a bathroom. Additional benefits include secure entry system, double glazing and a garage.

## 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:

### Entrance Hall

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

### Sitting 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. Built-in electric oven and hob with stainless steel extractor over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Vinyl flooring.

### Bedroom

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

## GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

£153,500

## Bathroom

Panelled bath with chrome mixer tap and shower attachment with tiled splashbacks. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Shaver point. Wall mounted Dimplex fan heater. Extractor.

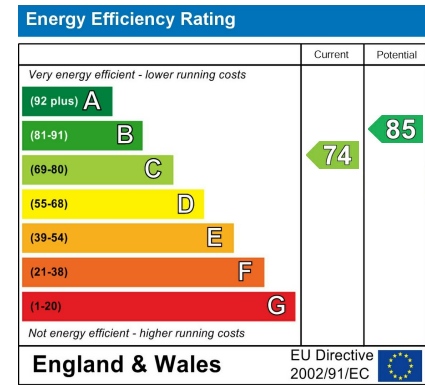
## Garage

Up and over door.

## Directions

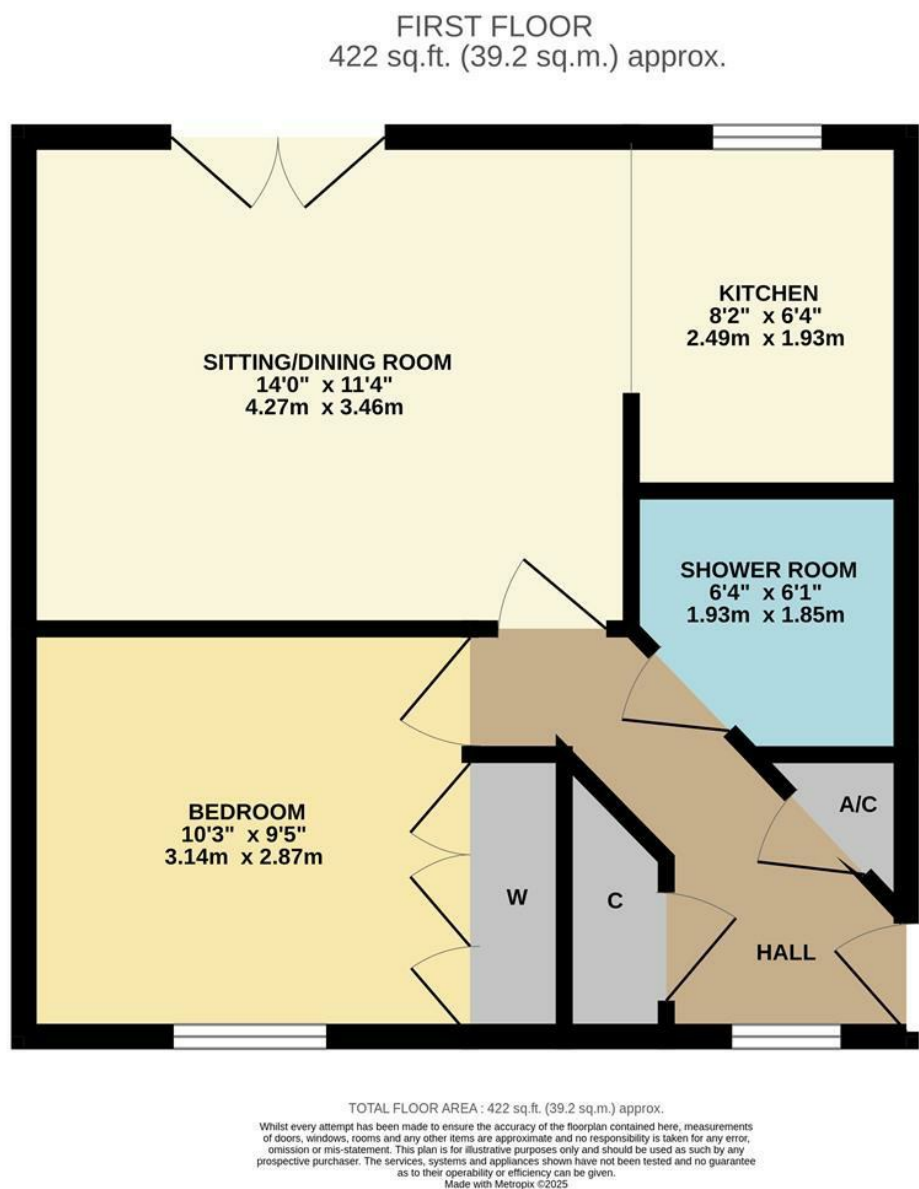
Take the Bristol Road from the town centre and proceed over the double roundabout at the bottom of Hardenhuish Lane. Take the next left into the Fenway Park development. Go past the medical centre, then first right into Middle Leaze. Bear round to the left then at the next junction into Barley Leaze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