



Newleaze Park, Broughton Gifford
£350,000



2 Newleaze Park Broughton Gifford, Melksham, SN12 8PJ

SITUATION:

Broughton Gifford is a most desirable village with a rich history, there are excellent public houses, in addition to a church and village hall. More extensive amenities can be found in Bradford on Avon, Melksham and Bath, which both provide a wide range of cultural, leisure and shopping amenities as well as some superb restaurants. There are excellent sporting facilities in the area and the Wiltshire countryside offers beautiful walks, The busy market town of Melksham is close by, Bradford on Avon 4 miles, Chippenham 9 miles, Bath 10 miles (All distances are approximate).

DESCRIPTION:

NO CHAIN - Located in the heart of the beautiful village of Broughton Gifford, this detached bungalow, set on a generous corner plot has much to offer. The good sized accommodation includes entrance hall, lounge/diner, kitchen, three double bedrooms and bathroom. Viewing is essential to fully appreciate in our opinion the potential in this delightful bungalow.

ACCOMMODATION:

Double glazed door leads to:-

HALLWAY:

With radiator, loft access, storage cupboard, doors to:-

CLOAKROOM:

With double glazed window to rear, low level w.c., wash hand basin, radiator.

LOUNGE/DINER:

With double glazed picture window to front and side, two radiators,



**KITCHEN:**

With double glazed window to rear, range of base and wall units incorporating stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, free standing cooker, (not tested), floor mounted oil fired boiler supplying central heating and domestic hot water, (not tested).

BEDROOM ONE:

With double glazed window to front, radiator.

BEDROOM TWO:

With double glazed window to rear, radiator.

BEDROOM THREE:

With double glazed window to front, radiator.

BATHROOM:

With double glazed window to the rear, panelled bath with shower over, wash hand basin, radiator, airing cupboard with hot water cylinder.

OUTSIDE:**GARDENS:**

The bungalow stands within a particularly generous corner plot with mainly lawn to the front with established trees and bushes. To the rear covered area, paved seating area and oil tank.

GARAGE:

Single garage with up and over door. Parking to the front.

TENURE:

Freehold with vacant possession on completion

SERVICES:

Mains electric and drainage. Oil fired central heating. (No gas in Broughton Gifford).

COUNCIL TAX:

The property is in Band D with the amount payable for 2024/25 being £2251.89.

CODE:**TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: D
Council Tax: D
Utilities: All main services
Authority:
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



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