



Newleaze Park, Melksham
£310,000



25 Newleaze Park Broughton Gifford, Melksham, SN12 8PL

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:

Chase Buchanan are most pleased to bring to market this extended semi detached four bedroom home, located in the sought after village of Broughton Gifford. In our opinion the property offers much potential, being both versatile and spacious. The ground floor has the benefit of open plan living accommodation with four good sized bedrooms, en suite shower room and family bathroom. Viewing is essential to fully appreciate all this home has to offer.

ACCOMMODATION:

With door to:-

ENTRANCE HALL:

With stairs to first floor, cloaks cupboard, door to:-

INNER HALLWAY:

Through to:-

LOUNGE/DINING AREA/KITCHEN/GARDEN ROOM:

LOUNGE:

With window to front, radiator, feature stone hearth.

DINING AREA:

Open plan

KITCHEN:

With window to rear, range of fitted base and wall units with laminated work surfaces with rolled edge finish, built in Bosh electric hob with extractor hood over, built in eye level double oven, one and half bowl sink unit with mixer tap, plumbing for automatic dishwasher, breakfast bar, radiator, floor mounted Oil fired boiler supplying central heating and domestic hot water, (not tested by chase buchanan)





GARDEN ROOM:

With twin velux windows, three further windows to rear, sliding patio doors opening into rear garden, separate half glazed door to garden.

UTILITY ROOM:

With Belfast sink, base and wall units, plumbing for automatic washing machine, radiator, doors to:-

CLOAKROOM:

With white suite comprises:- low level w.c., wash hand basin, radiator.

STORAGE ROOM:

this being the front part of the garage, with up and over door and storage space only.

FIRST FLOOR:

LANDING:

With loft access, doors to:-

INNER LANDING:

With loft access, radiator, doors to:-

BEDROOM ONE:

With window to rear, radiator.

EN SUITE SHOWER ROOM:

with window to rear, shower cubicle with glass screen, wash hand basin within vanity unit, low level w.c., radiator.

BEDROOM TWO:

With window to front, radiator.

BEDROOM THREE:

With window to rear, radiator.

BEDROOM FOUR:

With window to front, radiator.

BATHROOM:

With window to front, white suite comprises:- a panelled bath, separate enclosed shower cubicle, wash hand basin within vanity unit, low level w.c., radiator.

OUTSIDE:

GARDENS:

To the front there is parking with a driveway and small garden area. To the rear, with side access the garden has a shed, greenhouse, oil tank and a wide variety of flowers, shrubs and bushes.

SERVICES:

Mains Oil, Electric, Water & Drainage Are Connected.

CODE: 15.5.24

TO ARRANGE A VIEWING ON THIS PROPERTY:

Please call 01225 706860 or email melksham@chasebuchanan.co.uk

Miscellaneous Items

EPC: E
Council Tax: D
Utilities: Mains Oil, Electric, Water & Drainage Connected
Authority: Wiltshire
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

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

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 you

- * 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's 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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	<p>Approximate total area* 1367.95 ft² 127.09 m²</p> <p>Reduced headroom 4.91 ft² 0.46 m²</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom (Below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>GIRAFFE360</p>
			
			

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