







42 Barley Leaze, Chippenham, SN14 6GW

£330,000

A fantastic opportunity to purchase this newly carpeted and redecorated three-bedroom detached family home, ideally situated for both Sheldon and Hardenhuish secondary schools as well as access in and out of Chippenham town centre. Offered to the market with NO ONWARD CHAIN, this well-presented property benefits from a single garage, off-road parking, and a partially walled private rear garden.

Barley Leaze

The property is entered via a welcoming entrance hall providing access to the ground floor rooms, including a convenient cloakroom/toilet and useful under-stairs storage cupboard.

The living room is a bright and comfortable space featuring dual aspect windows and a feature wall-mounted fire.

To the rear, the dining room enjoys French doors opening onto the garden, creating an ideal space for entertaining, with an opening through to the kitchen.

The kitchen is well fitted with a range of floor and wall units, work surfaces, and integrated appliances including an electric oven and gas hob with extractor hood. There is space for additional appliances including a fridge/freezer, washing machine, and dishwasher, along with a rear door providing access to the garden.

The landing provides access to all bedrooms, the family bathroom, airing cupboard, and loft space.

Bedroom one is a generous double room with built-in wardrobes and the added benefit of an en-suite shower room.

Bedroom two is a further double room overlooking the front, while bedroom three is a good-sized single room.

The family shower room is fitted with a suite comprising walk in shower, wash hand basin, and toilet.

The rear garden enjoys a south-east facing aspect, laid mainly to lawn with a patio seating area, mature trees and shrubs, and enclosed by fencing and walling. A garden shed is also included, and there is gated side access.

To the rear of the property is a single garage (located beneath a coach house) with an up-and-over door, along with a dedicated parking space in front.

Tenure

We are advised by the .GOV website that the property is Freehold. There is an estate management charge for the upkeep of the area. We have requested confirmation of the amount. The garage is leasehold and is located underneath of a coachouse at the rear.

Council Tax

We are advised by the .GOV website that the property is band D.











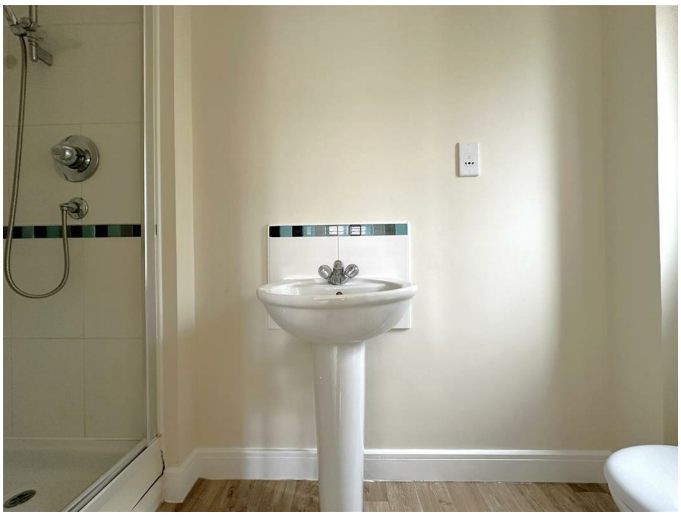












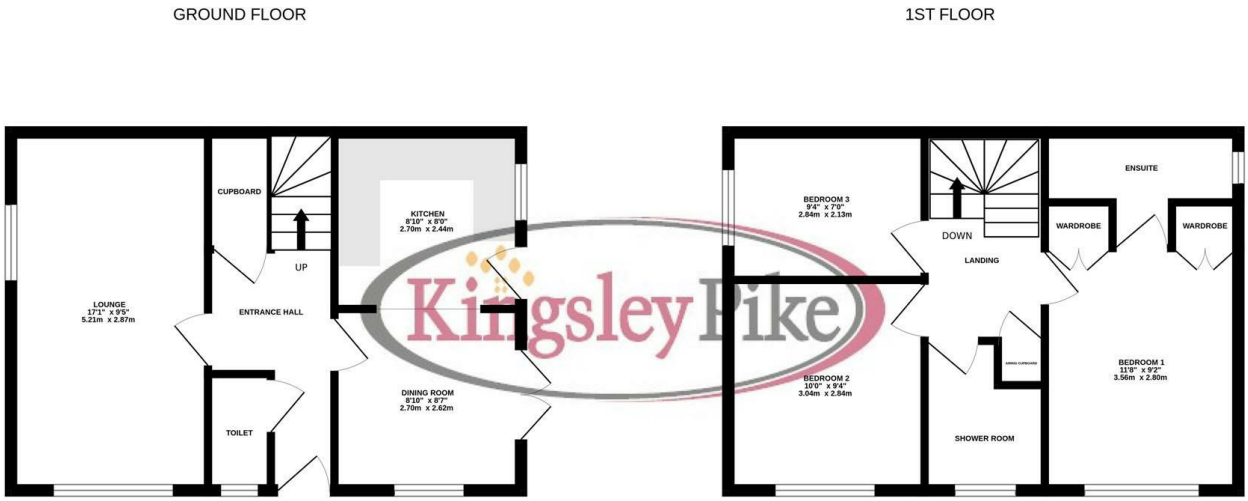



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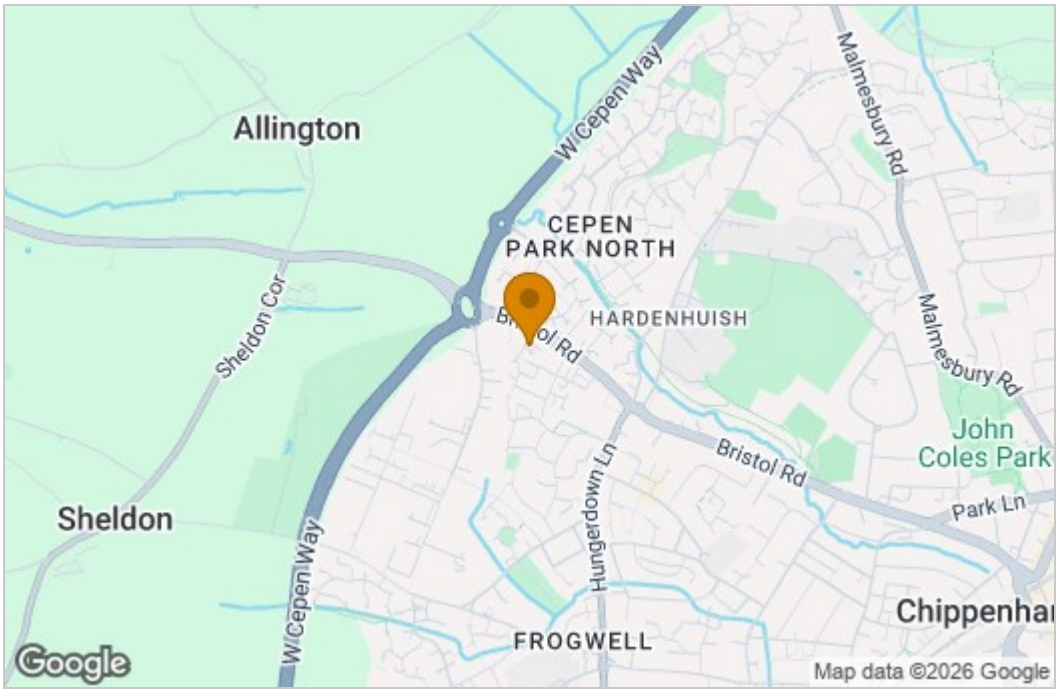
Floor Plan



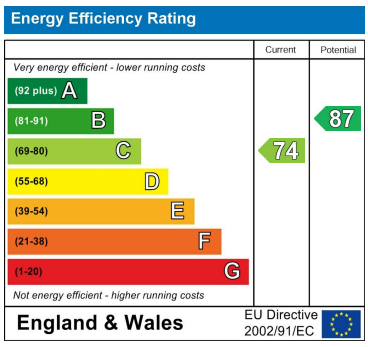
3 BEDROOM DETACHED HOUSE

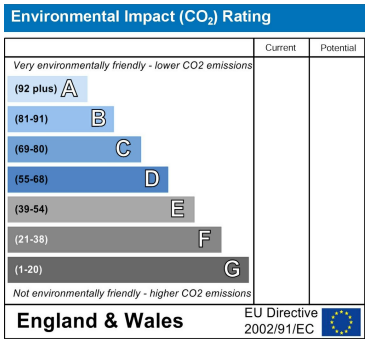
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





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