



**37 Middle Leaze, Chippenham, Wiltshire, SN14 6GX**  
**£225,000**

**GARAGE & CONSERVATORY.** Situated on the North West side of Chippenham ideally situated for access to the M4 Motorway and local Secondary Schools a well presented two bedroom end of terrace house. Benefits include a replacement gas boiler, conservatory, garage and parking space. **VIEWING ADVISED.**

- **End of Terrace House**
- **Two Bedrooms**
- **Lounge**
- **Conservatory**
- **Kitchen**
- **Bathroom & Cloakroom**
- **Garden**
- **Garage & Parking Space**

### Hallway

Double glazed front door, radiator, stairs to the first floor, under stairs storage cupboard, door to the lounge, cloakroom and kitchen.

### Cloakroom

Radiator, toilet, wash hand basin and extractor fan.

### Kitchen 10'01" x 6'03" (3.07m x 1.91m)

Double glazed window to the front, radiator, floor and wall mounted units, gas hob, electric oven, extractor fan, stainless steel sink and drainer, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge/freezer, modern wall mounted gas fired boiler and tiled splashes.



### Lounge 12'07" x 12'07" (3.84m x 3.84m)

Double glazed patio doors to the rear leading in to the conservatory and radiator.



### Conservatory 9'10" x 8'01" (3.00m x 2.46m)

Double glazed windows to the sides, double glazed window to the rear, double glazed French doors lead in to the garden and glass roof.



### Landing

Loft access and doors to the bedrooms and the bathroom.

### Bedroom One 12'07" x 9' (3.84m x 2.74m)

Double glazed window to the rear, radiator and built in wardrobe.



### Bedroom Two 12'07" x 8'04" maximum (3.84m x 2.54m maximum)

Double glazed window to the front, airing cupboard and radiator.





### **Bathroom**

Extractor fan, radiator, wash hand basin, toilet, bath with electric shower over.

### **Rear Garden**

Laid to areas of patio with bark chippings and gated access to the parking space and garage.



### **Garage**

Located underneath a coach house with up and over door to the front.

### **Parking Space**

There is a numbered parking space in front of the garage.

### **Tenure**

We are informed by the seller that the tenure of this property is Freehold. There is however an Estate Charge that we have been informed by the seller is in the region of £260 per year.

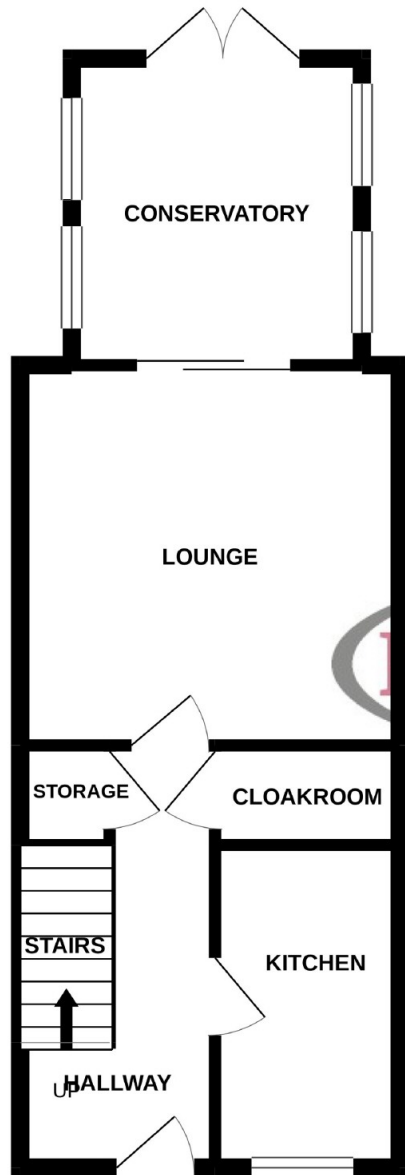
### **Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

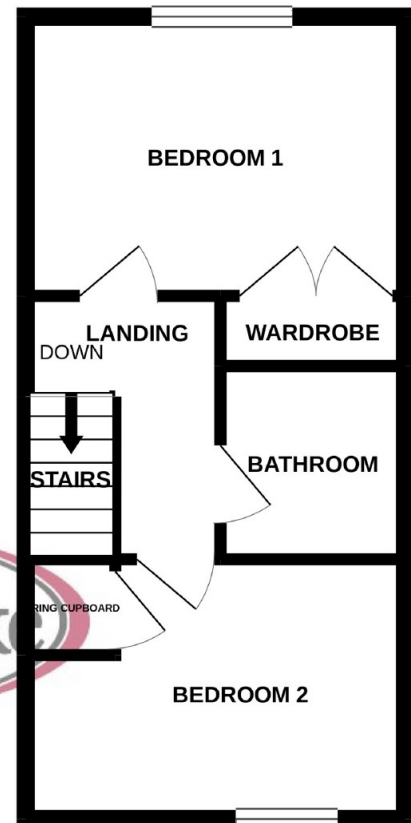
### **Opening Times**

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



2 BEDROOM END OF TERRACE

TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



**"Local Knowledge Quality Service"**

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