



35 Middle Leaze  
Chippenham, SN14 6GX



35 Middle Leaze, Chippenham,  
SN14 6GX

A superbly presented townhouse with flexible accommodation and garage in an extremely good location for schools, town and the M4.

- Spacious Modern Townhouse
- Well Presented Throughout
- UPVC Double Glazing
- Gas Central Heating
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Garage & Parking

£285,000



### Description

A spacious and very well presented modern townhouse offering flexible accommodation over three floors. The accommodation in brief, comprises entrance hall, cloakroom, family room and kitchen/dining room on the ground floor. On the first floor, there is a sitting room to rear and master bedroom with en-suite to the front of the property. On the second floor are three further bedrooms and the family bathroom. Externally, the rear garden has been designed with ease of maintenance in mind with patio terrace and astro turf lawn area; whilst parking is provided nearby with a single garage and parking space in front.

### Situation

Situated on the western side of the town well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

### Property Information

Freehold Property

Mains Services

Gas Central Heating

EPC - EE 80/83 EI 78/81

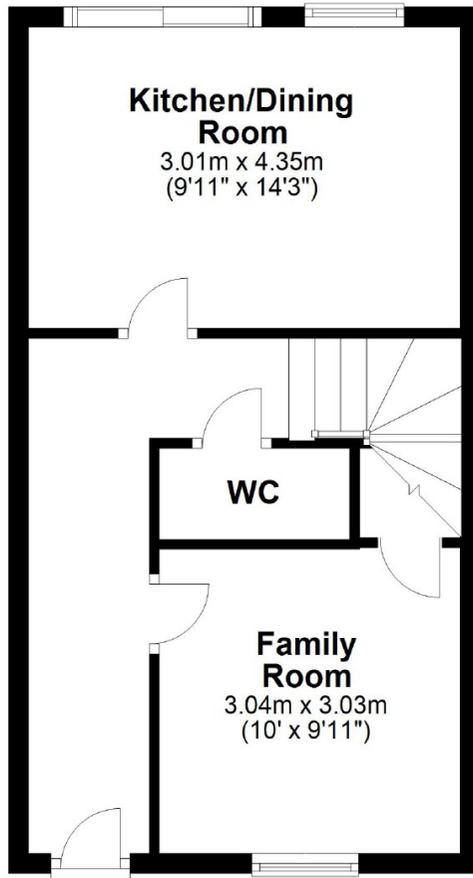
Maintenance Fee for Road £160pa



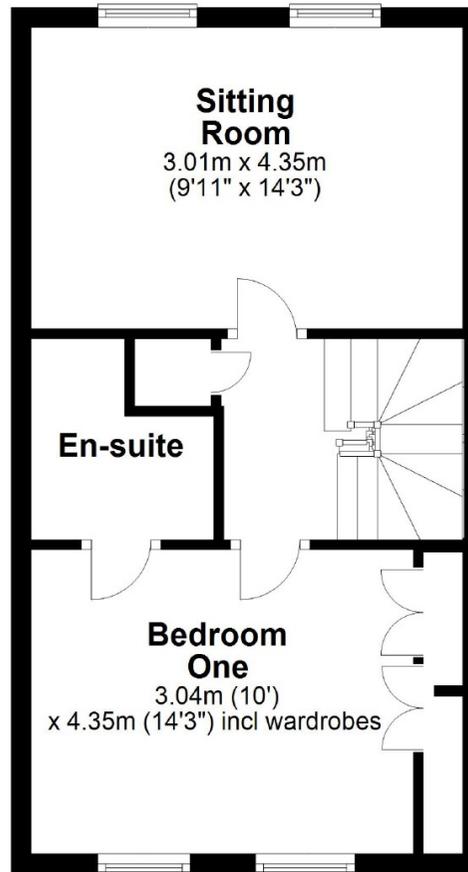
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.



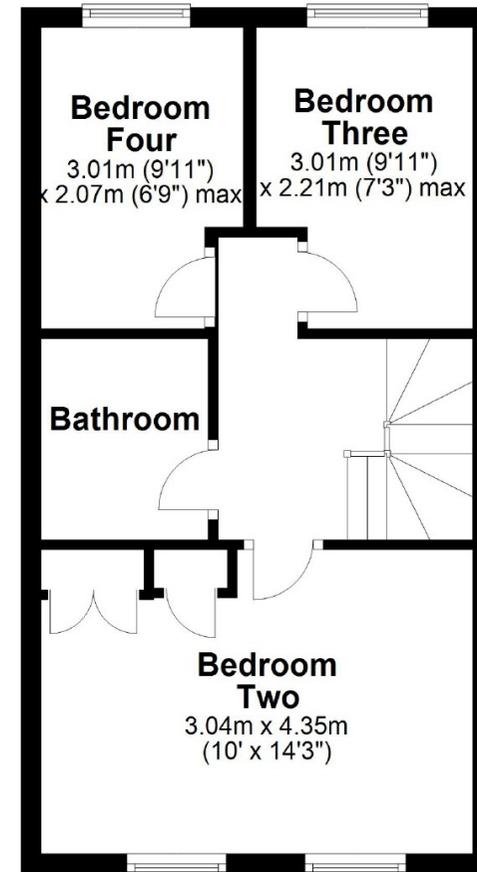
**Ground Floor**



**First Floor**



**Second Floor**



33 / 34 Market Place, Chippenham, Wiltshire, SN15 3HP  
Tel: 01249 652717  
Fax: 01249 654100  
Email: [chippenham@strakers.co.uk](mailto:chippenham@strakers.co.uk)

[www.strakers.co.uk](http://www.strakers.co.uk)

■ Chippenham  
■ Corsham

■ New Homes  
■ Malmesbury

■ Swindon  
■ Devizes

■ Auction  
■ Lettings