



9 Chepstow Close, Chippenham, SN14 0XP

£310,000

This semi-detached house located in the desirable area of Cepen Park South boasts two reception rooms, kitchen with access in to the garden, cloakroom, three bedrooms and family bathroom. The property features a timber-built garage and parking for at least three vehicles, making it convenient for those with multiple cars or guests. The generous garden offers plenty of outdoor space and is laid to areas of patio and artificial lawn with door leading in to the garage. With convenient access to main road links it has much to offer.

ENTRANCE HALLWAY

Front door leads into entrance hallway with double glazed window to side, radiator, door to the cloakroom, door to the lounge and stairs to the first floor.

CLOAKROOM

Obscured double glazed window to side, toilet, hand basin and radiator.

LOUNGE 13'1" x 12'4" (3.99 x 3.76)



Double glazed window to front, radiator, built in understairs cupboard, opening to the dining room.



DINING ROOM 10'10" x 7'9" (3.30 x 2.36)



Double glazed sliding patio doors to the garden, radiator, access through to the kitchen.



KITCHEN 10'9" x 7'7" (3.28 x 2.31)



Double glazed window to side and rear, door to the garden, work tops with a range of cupboards and drawers under, also a range of cupboards over, breakfast bar, inset stainless steel sink unit, inset

gas hob with cooker hood and fitted electric oven, space for fridge/freezer, plumbing for a washing machine, wall mounted gas boiler and radiator.



LANDING

Doors to all bedrooms and bathroom, double glazed window to side, door to built in cupboard housing hot water tank, access to loft, it is part boarded with fixed, pull down ladder and a light connection.

BEDROOM ONE 13'4" x 8'10" (4.06 x 2.69)



Double glazed window to front, radiator and built in wardrobes.

BEDROOM TWO 10'11" x 8'11" max (3.33 x 2.72 max)



Double glazed window to rear, radiator and built in wardrobes.

BEDROOM THREE 9'11" x 6'5" max (3.02 x 1.96 max)



Double glazed window to front, radiator and storage cupboard over the stairs.

BATHROOM 6'07" x 6'02" (2.01m x 1.88m)



Obscured double glazed window to rear, bath with shower over, wash hand basin, toilet and radiator.

GARDEN



Laid to generous areas of patio and artificial lawn with door leading to the rear of the garage.



DRIVEWAY

Providing off road parking to the front of the house for at least three cars.

GARAGE 19'01" x 9'05" (5.82m x 2.87m)

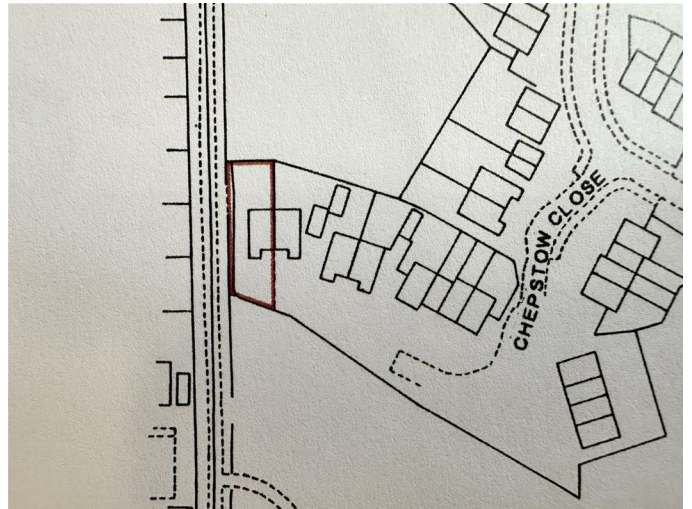


Timber built garage with folding doors to the front, personal door to the rear leading in to the garden and power points.

AIR CONDITIONING

The current owners have installed multiple air conditioning units throughout the property. These are not included in the sale but could be left by separate negotiation.

TENURE

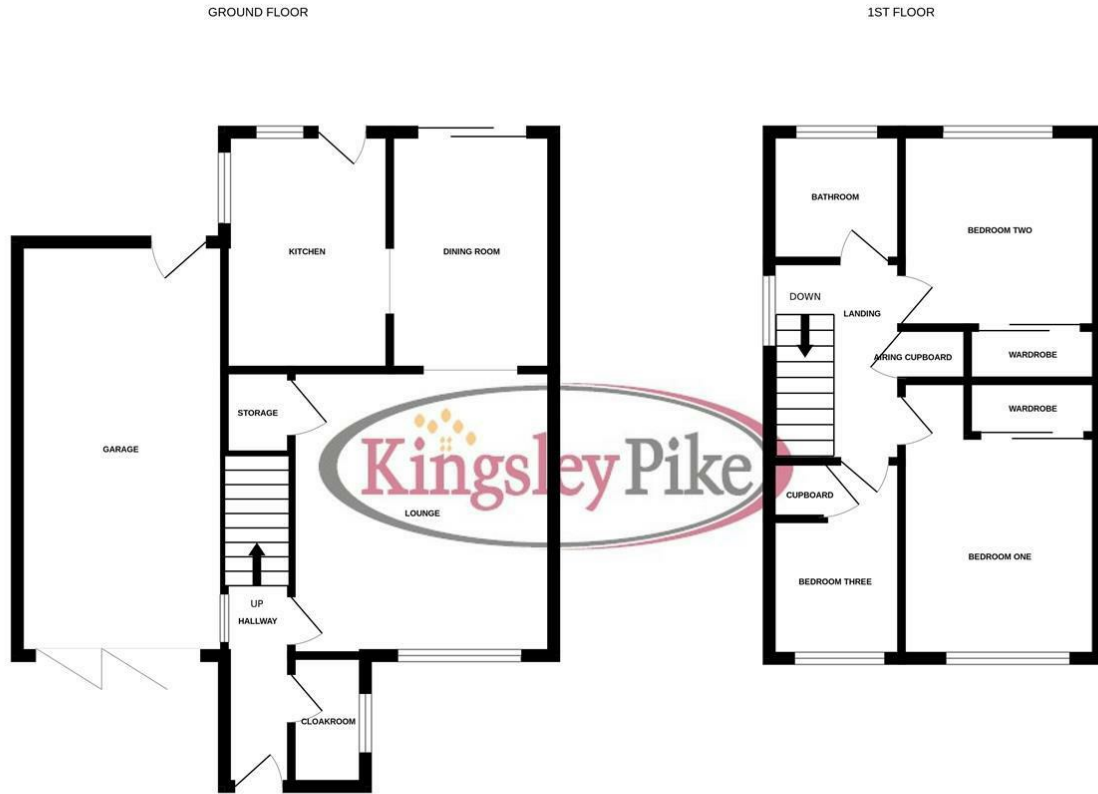


We are informed by the .gov website that the tenure of this property is Freehold.

COUNCIL TAX

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

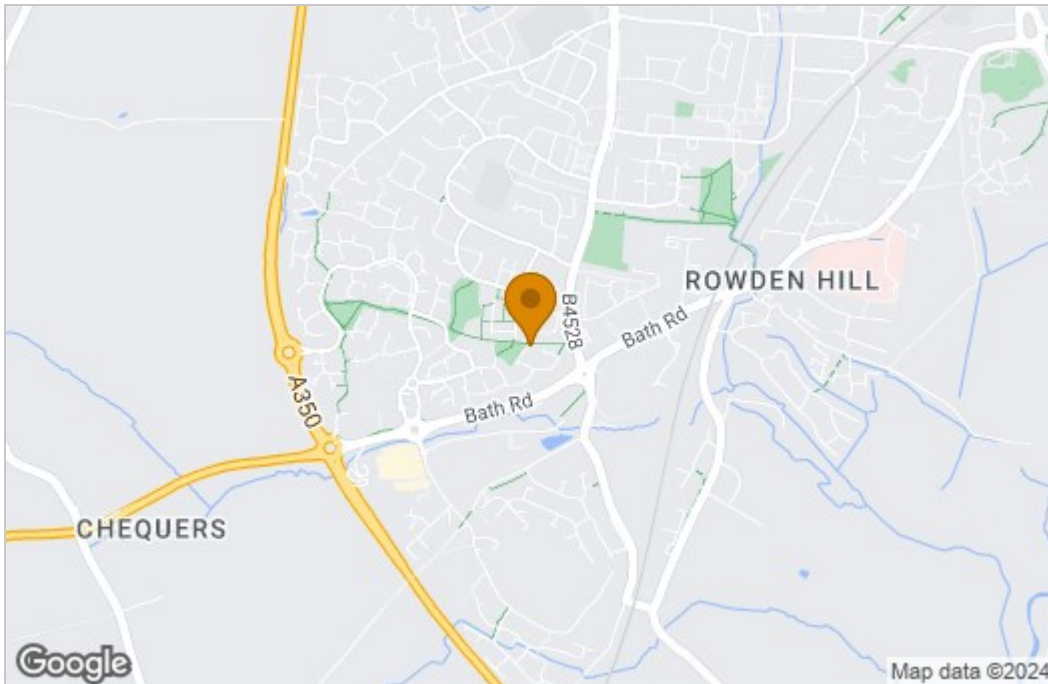
Floor Plan



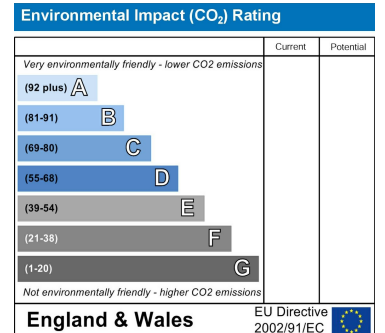
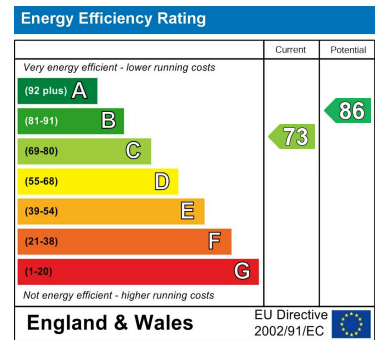
3 BEDROOM SEMI DETACHED HOUSE

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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