



**19 Newbury Drive, Chippenham, SN14 0SP**

**£210,950**

Located on the sought after development of Cepen Park South, offering excellent road links to both the town centre and the M4 Motorway, a well presented one bedroom house with double glazed conservatory. Outside there is a garden with patio and fronted by mature hedging, garden timber shed. There are two allocated parking spaces side by side. A fantastic opportunity for first time buyer or investor.

## **Porch**

Front door, door in to lounge, double glazed windows to the front and side, tiled floor, space for a tumble dryer and plumbing for a washing machine.

## **Kitchen 7'02" x 6'06" (2.18m x 1.98m)**



Double glazed window to the front, Vinyl flooring, floor and wall mounted units, Freestanding electric oven with cooker hood, space for slimline dishwasher.

## **Lounge 15'05" x 8'07" maximum (4.70m x 2.62m maximum)**



Double glazed window to the front, double glazed doors to the side leading in to the conservatory, under stairs cupboard, under stairs cupboard and stairs to the first floor.



## **Conservatory 9'08" x 8'08" (2.95m x 2.64m)**



Double glazed windows, double glazed door and tiled floor 'Roointe' electric heater

## **Landing**

Access to the loft space which is boarded has lighting and a drop down ladder, doors to the bedroom and shower room and door to the airing cupboard.

### **Bedroom 14'04" x 8'06" (4.37m x 2.59m)**



Dual aspect double glazed windows, fitted wardrobes.

### **Shower Room**



Double glazed window, electric heater, toilet, wash hand basin with vanity storage, laminate flooring, shower cubicle with mains shower and extractor fan.

### **Garden**

Located to the front of the property is an area of private garden with mature hedge row, laid to artificial lawn, hot and cold taps, hard standing and gravel with garden bench and shed.

### **Parking**



There are two parking spaces side by side allocated to the property.

### **Planning Permission**

PL/2021/09633 - Planning permission was granted for a double storey extension, although now lapsed.

### **Tenure**

GOV.UK Advises Freehold

### **Council Tax Band**

GOV.UK advises Band

# Floor Plan

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR  
230 sq.ft. (21.4 sq.m.) approx.

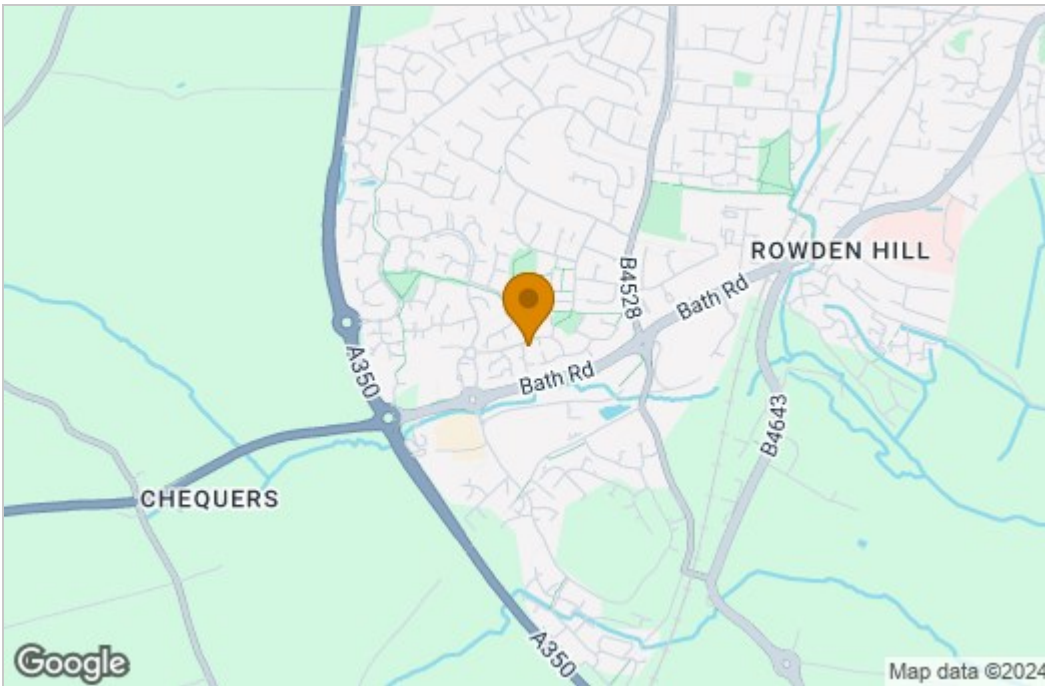


1 BEDROOM HOUSE

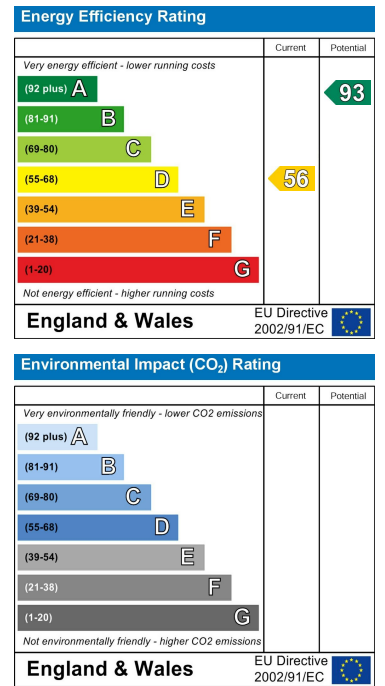
TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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