





📍 7 Garth Close, Cepen Park North, Chippenham, Wiltshire, SN14 6XF

🔗 Price Guide £425,000

An attractive, well presented, four bedroom, three reception, two bathroom, detached family home, with private rear garden, garage and driveway parking, which is situated in a quiet and popular cul-de-sac, on the highly sought after Cepen Park North development. Offered with No Onward Chain.

- Modern, Detached Family Home
- Four Bedrooms
- Principal Bedroom with En-Suite Shower Room
- Three Receptions
- In Need of Modernisation
- Private, Well-Maintained Garden
- Single Garage & Driveway for Two Vehicles
- Quiet & Popular Cul-De-Sac, Highly Desirable Cepen Park North Development
- Close to Schools & Motorway
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C





An attractive, well presented, detached family home with secure, private rear garden, garage and driveway parking, which is situated in a quiet and popular cul-de-sac, within walking distance of Chippenham's principal secondary schools, on the sought after Cepen Park North development.

The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off, sitting room, dining room with sliding doors opening onto the rear garden, kitchen with breakfast area off and further sliding doors to rear garden, principal bedroom with built in wardrobes and en suite shower room, three further bedrooms, and the family bathroom.

Externally there is a driveway for two vehicles to the front, gated access to the side leading to the rear, and integral, single garage with up-and-over door. The rear garden is private, well-stocked, and laid predominantly to lawn.

The property is in need of modernisation, and is offered with No Onward Chain.

#### **Situation**

The highly sought after development of Cepen Park North offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. Two of the town's highly reputable senior schools are within easy access together with a Morrisons supermarket. There is a bus service available to Kington St Michael primary school. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington), college and sports facilities.

#### **Property Information**

Council Tax Band; E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; C



# Garth Close, Chippenham, SN14

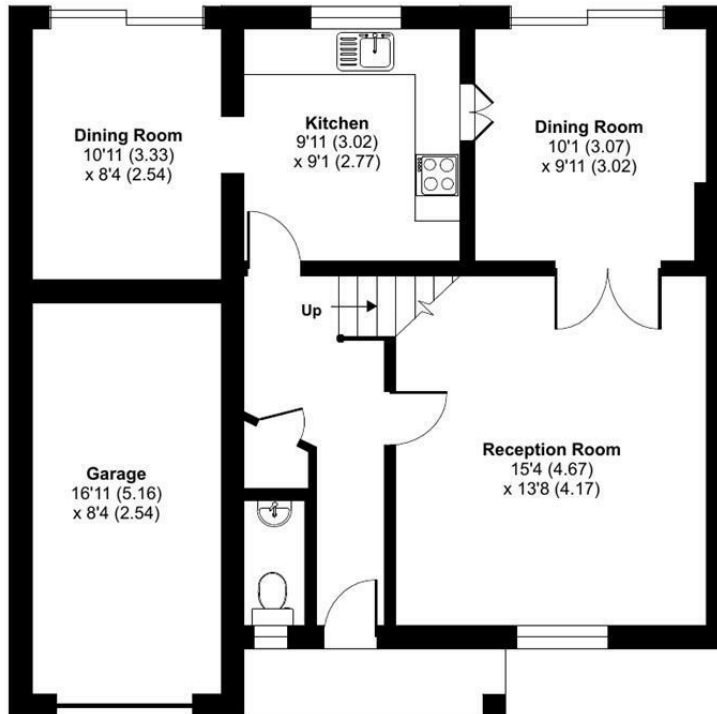
Approximate Area = 1330 sq ft / 123.6 sq m

Limited Use Area(s) = 31 sq ft / 2.9 sq m

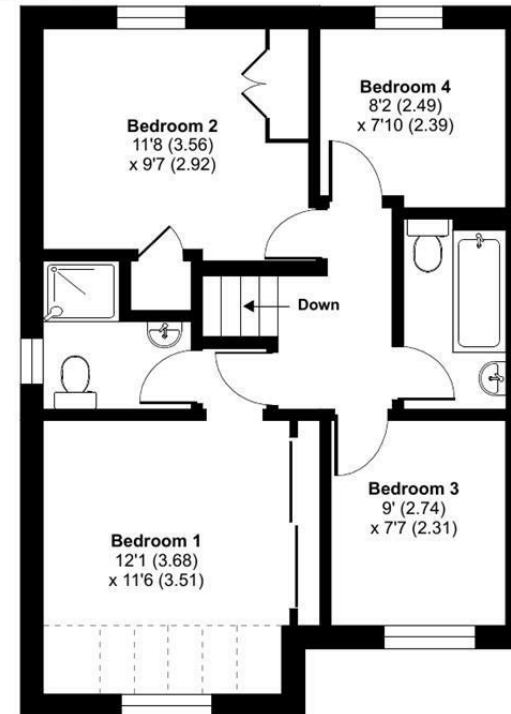
Total = 1361 sq ft / 126.4 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Strakers. REF: 1201520

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