





📍 6 Ascot Close, Chippenham, Wiltshire, SN14 0SL

🏠 £250,000

A well presented, and recently redecorated three bedroom terrace house with off street parking occupying a quiet position within a cul-de-sac on the popular Cepen Park residential development. The property provides great access to local amenities and major road networks including Junction 17-M4.

- Well Presented
- Popular Location
- Quiet Cul-De-Sac
- End of Terrace
- Three Bedrooms
- Enclosed Rear Garden
- Off Street Driveway Parking
- Great Access to Major Road Networks
- Close to Primary & Secondary Schools

🏡 Freehold

🏠 EPC Rating C





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Accommodation briefly comprises entrance hall, modern kitchen with tiled floor. A nice sized living/dining room with understairs storage and French doors leading out to the rear garden.

Situated to the first floor are two double bedrooms, a single bedroom and a modern bathroom with shower over.

Externally, there is an enclosed rear garden with patio area and side access that leads to the front of the property where there is two tandem off street driveway parking.

#### **Situation**

The property is located toward the western side of Chippenham and is within a short distance from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; C

Freehold

Mains Gas, Electricity, Water & Drainage

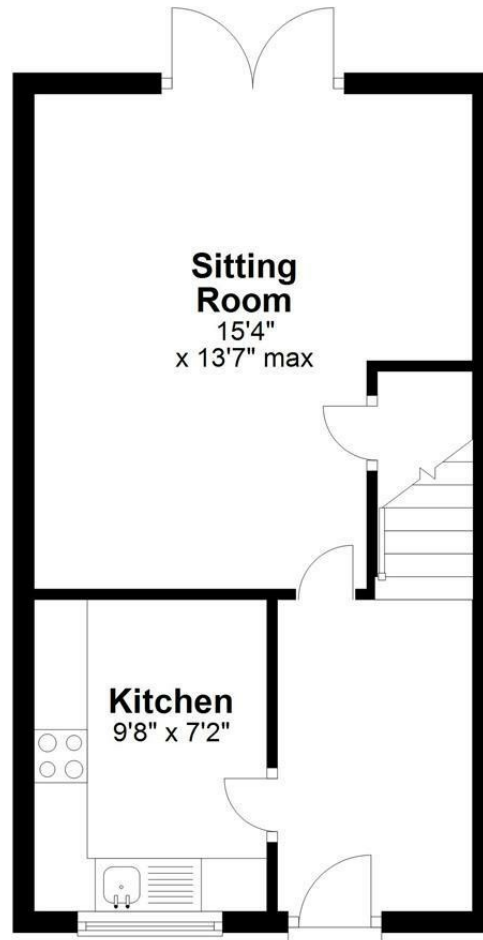
Gas Fired Central Heating

EPC Rating; C



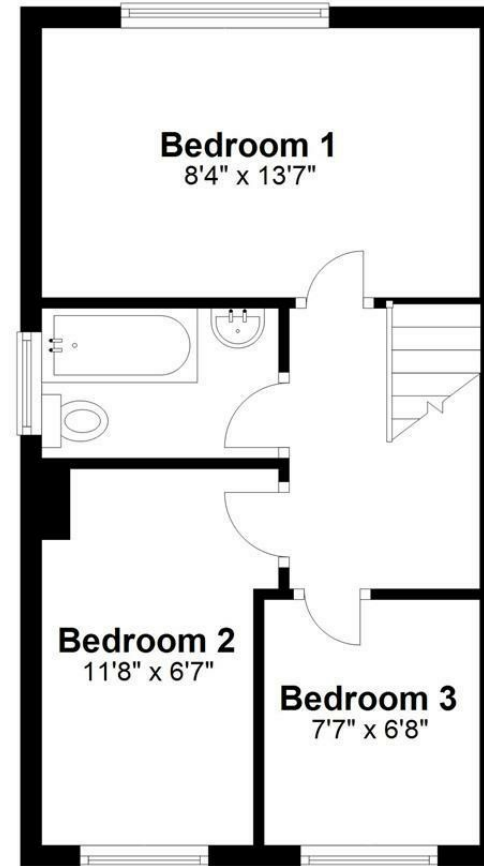
## Ground Floor

Approx. 342.8 sq. feet



## First Floor

Approx. 342.8 sq. feet



Total area: approx. 685.6 sq. feet

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