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2 Selions Close, Chippenham, SN14 6YW

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⑨ 2 Selions Close, Chippenham, SN14 6YW

⌚ Offers In Excess Of £350,000

A modern, well-presented three bedroom, two bathroom, link-detached house with garage and private rear garden which is situated in a quiet cul-de-sac, on the popular Cepen Park North development.

- Modern, Well Presented, Link-Detached House
- Three Bedrooms
- Upgraded Kitchen / Dining Room
- Family Bathroom & En-Suite Shower Room
- Private, Well Enclosed Rear Garden
- Garage & Driveway Parking
- Quiet Cul-De-Sac
- Popular Cepen Park North Development
- Close to M4, Schools & Amenities
- UPVC Double Glazing & Gas Central Heating

❖ Freehold

⑩ EPC Rating C



A modern, three bedroom link detached home, offering stylish, well-presented accommodation; superbly positioned in a quiet cul-de-sac, on the popular Cepen Park North development. The property offers easy access to J17 of the M4, key schools and local amenities.

The accommodation is arranged over two floors, and briefly comprises; entrance hall with cloakroom off, sitting room with feature fireplace, recently updated kitchen / diner opening onto the rear garden, principal bedroom with en suite shower room, two further bedrooms and family bathroom with white suite.

Externally there is a well enclosed, private rear garden, with a mature range of shrubs and flowers, and two patio seating areas, and a level lawn.

To the front is an attached single garage with driveway parking in front of the garage.

Further Benefits include upgraded windows to the front of the property.

#### **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. 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



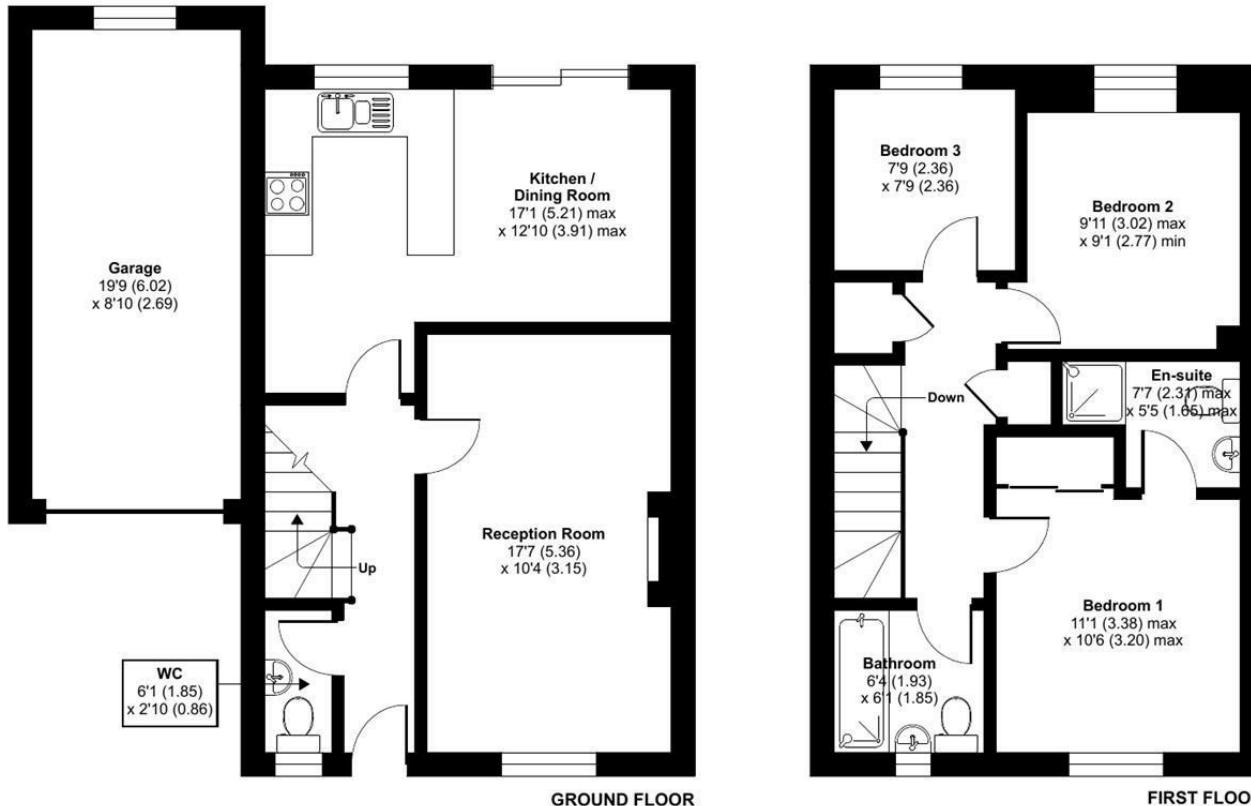
# Selions Close, Chippenham, SN14

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 175 sq ft / 16.3 sq m

Total = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Strakers. REF: 1405891

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