



10 Primrose Way, Chippenham, SN14 6XW

GOODMAN WARREN BECK

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£285,000

NO ONWARD CHAIN! A three bedroom end of terrace tucked away in the corner of a cul-de-sac on the Cepen Park North. development offering easy access to a wide range of amenities. The accommodation offers an entrance hall, cloakroom, sitting room, separate dining room with patio doors to the garden, kitchen with built-in oven and hob, three good size bedrooms and a bathroom. Other benefits include uPVC double glazing, gas central heating, an enclosed rear garden giving access to the garage with a driveway in front providing parking for two vehicles.

Situation

The property is ideally situated within the sought after development of Cepen Park North just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket. There are excellent links for commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway station with a direct line to London (Paddington) in just over an hour, college and sports facilities.

Accommodation Comprising:

Canopied porch with door to:

Entrance Hall

Door to Cloakroom. Door to Sitting Room.

Cloakroom

Obscure double glazed window to front. Close coupled WC. Pedestal wash basin. Radiator.

Sitting Room

uPVC double glazed Box bay window to front. uPVC double glazed window to side. Two radiators. Stairs to first floor with recess under. Door to Dining Room.

Dining Room

uPVC double glazed French doors to rear. Radiator. Archway leading to Kitchen.

Kitchen

uPVC double glazed window to rear. Range of matching wall and base units

with rolled edge worksurfaces. Wall mounted boiler. Plumbing for automatic washing machine. Electric oven and four ring gas hob with extractor over. Single drainer stainless steel sink unit with chrome mixer. Tiled splashbacks.

First Floor Landing

Access to loft. Airing cupboard housing water tank.

Bedroom One

uPVC double glazed window to front and side. Triple mirror fronted wardrobe. Radiator.

Bedroom Two

uPVC double glazed window to side. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to front. Panelled bath with mixer tap shower over and screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Radiator. Extractor fan. Shaver point.

Outside

Front Garden

Steps leading down to front door.

Rear Garden

Terraced garden with paved seating area, steps down to further paved area and gravelled area and steps down again leading to the garage.

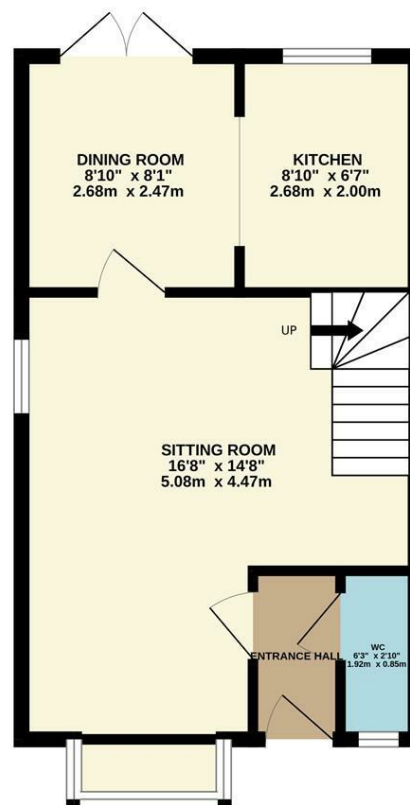
Single Garage

Up and over door. Personal door to rear garden. Parking in front of the garage for two vehicles.

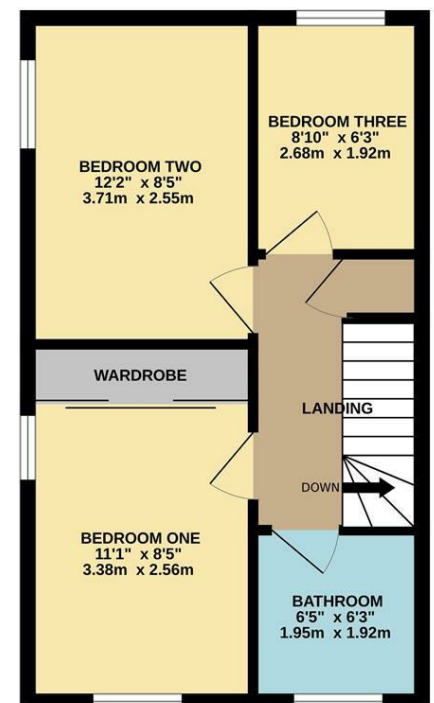
Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Turn left at the traffic lights onto Malmesbury Road. Continue past John Coles Park and turn left at the traffic lights and then turn right into Cepen Park North. Turn right into Stainers Way and then left into Bluebell Drive. At the end of this road turn left into Celandine Way and then the first left into Primrose Drive.

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

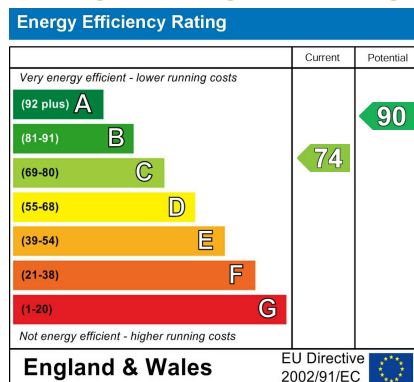


FIRST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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